

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

MEETING DATE: October 22, 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 on Zoom: Rex Harris, Ron Gault

1–Roll call: PCM Sandy Hunter welcomed the Planning Commission to the Zoom meeting and excused Chairman Doug Allen who is away at this time.

Since we are meeting by Zoom only without an anchor location, Beckki read the attached statement declaring the Zoom only meeting. (See Attachment #1)

2–Approval of Minutes for Planning Commission Meeting September 24, 2020. (See Attachment #2) **PCM Liz Poulter motioned to approve the minutes from September 24, 2020.** PCM Jeff Larsen seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Jeff Larsen – Aye, All votes aye. Motion passes. PCM Larel Parkinson and PCM Steve Songer are not present at the time.

3-Approval of Minutes for Planning Commission Meeting October 6, 2020. This item was tabled for this meeting. Minutes had not been prepared.

4-Discussion and/or action on edits and/or amendments to the General Plan. (See Attachment #3) Ron showed the Planning Commission the General Plan file that was the 2013 final with all the changes they have discussed. This version will be posted with a couple of comments on the plan prior to the public hearing which will be December 10th. Sandy pointed out that the section regarding short term rentals that was discussed at the last work session would be added to the document by Ron. He will go ahead and make the adjustment and get it out to the Planning Commission.

PCM Jeff Larsen suggested Ron develop some bullet points on the changes that could be published. Ron agreed this would be easier for the residents to see the changes.

5-Discussion and/or action on 15.10 “Clustering.” (See Attachment #4) PCM Sandy Hunter showed the Planning Commission the section of the Huntsville Code in Title 15 referring to clustering. It is in the A-3 zone. Sandy stated the General Plan refers to a cluster subdivision title, but the Huntsville Code does not have a cluster subdivision title. It has a small reference in the A-3 zone. The Planning Commission was going to discuss taking out the reference in the General Plan so that it is consistent with the title.

PCM Parkinson joined the meeting at 7:25 p.m.

PCM Hunter stated there is a Conditional Use Committee that is working on establishing a highway zone and updating some of the uses in the Huntsville Code. The wording in the A-3 section on clustering may or may not apply. She is suggesting they wait to see the final product of the Conditional Use Committee. **PCM Jeff Larsen motioned to table this item on Clustering until the Conditional Use Committee produces their final product.** PCM Larel Parkinson seconded the motion. All votes aye. Roll Call Vote. Votes are reflected below.

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

PC Member Steve Songer entered the meeting at 7:30 p.m.

6-Discussion and/or action on Land use Permit for Stephanie Nadea, parcel #24-138-0001, 272 South 7700 East. (See Attachment #5) Rex stated the site plan meets the set backs. This is a .75 acre lot and there is a wet area in the back. In the past, there has not been someone willing to work with this lot. The Weber Morgan Health Department will require wastewater onsite treatment. Stephanie stated the septic system is called a pack bed media system. The system has been approved for this lot. **PCM Jeff Larsen motioned to approve the Land Use Permit for Stephanie Nadea, parcel #24-138-0001 272 South 7700 East.** PCM Larel Parkinson seconded the motion. All votes aye. Roll Call Vote. Votes are reflected below. Motion passes. No additional notes added to the Land Use Permit.

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

7-Land Use Coordinator Update: Rex did not have any updates. PCM Sandy Hunter asked Rex about streamlining the process for approving Land Use Permits. Rex believes that we should add

this to the code. TCM Blake Bingham stated Weber County lists these actions on their agenda. Rex stated Beckki could provide the information prior to the meeting. The PC members could review these actions prior to the meeting. If there were questions, they could bring them up at the meeting. TCM Blake Bingham stated these items are called consent items.

8-Discussion and/or action on Land Use Permit for Sandy Hunter. (See Attachment #6) Rex stated they researched all the property lines and the porch addition will sit inside the set back. TCM Blake asked about the measurement of the right of way. Rex stated the ROW is 82 feet when measured off the plat. This is not labeled on Sandy's lot, but it is listed on the Blake's parcel.

PCM Larel Parkinson motioned to approve Land Use Permit for Sandy Hunter roof remodel, parcel #240180040, 7635 E 600 S. PCM Steve Songer seconded the motion. All votes aye. Motion passes. Roll Call Vote. Votes are reflected below.

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

9-Discussion and/or action on Land Use Permit Amendment for Andy and Pri Lund. (See Attachment #7). Rex stated the Weber Morgan Health Department asked the Lunds to move their location for septic based on the water table. The new drawing shows the new approved location. Rex wanted the Lund's to have the drawing redone and Land Use Permit Amended. **PCM Jeff Larson motioned to approve the amended Land Use Permit subject to the previous conditions on the permit which includes the recording of the plat, on lot #3 of the One Horse Subdivision, Andy and Pri Lund.** PCM Sandy Hunter seconded the motion. All votes aye. Motion passes. Roll Call Votes. Votes are reflected below.

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

10-Discussion and/or action on Land Use Permit for an addition on the home for Joe & Jenny Hansler, parcel #240790002, 440 S 7700 E. (See Attachment #8) Rex stated this was the property behind the old Gilbert Wangsgard home. He believes that it is listed on the Huntsville Database as a non-complying lot because it does not have any frontage. It is a flag lot. The

central question is whether the home could be expanded on a non-complying lot. Rex has consulted with Bill Morris regarding expansion of homes on non-complying lots. The Town allowed the home to be built, making the lot a buildable lot. As long as it meets all set backs, it should be able to expand the footprint.

PCM Sandy Hunter stated the addition can be added as long as the addition meets the current set backs and ordinances, even if the home sits on a non-complying lot. PCM Steve Songer wanted to know if the owner was the same owner that divided the lot. Rex confirmed the lots has changed hands several times. TCM Blake Bingham pointed out according to the plat, it is not a flag lot. TCM Sandy Hunter stated that it has an easement. Property ownership is not reflected for the access on the plat.

Ron Gault stated that he was on the Planning Commission at the time. Ron stated the original owners were supposed to get permission for access off of Highway 39. They took the plat over to Chairman Jack Cox's home and he signed off on the plat without approval from the Planning Commission. The Planning Commission had previously decided the ROW could not be used as the only access to the property. However, it ended up not even coming through the Planning Commission. PCM Sandy Hunter stated the property has had 6 owners since Gil Wangsgard. **PCM Sandy Hunter motioned to approve the Land Use Permit for Joe & Jenny Hansler, parcel #240790002, 440 S 7700 E.** Motion seconded by Larel Parkinson. All votes aye. Motion passes. Roll Call Vote. Votes are reflected below.

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

11-Discussion and/or action on Kerry Wangsgard Mobile Home. PCM Sandy Hunter commented Kerry Wangsgard is not in attendance tonight.

12-Discussion and/or action on elimination of self-remodel permit. (**Attachment #9**) Beckki stated she put this on the agenda. There are members of the Town Council that want to look at rescinding this section of the code. Beckki stated she thought this action should come from the Planning Commission.

Rex explained that those that are using the self-remodel permit are going beyond the scope of work allowed by the permit. PCM Steve Songer wanted some examples of how self-remodel permits are not providing what we need. TCM Blake Bingham wanted to clarify that not all the Town Council Members are in favor of getting rid of the self-remodel permit. He is in support of the permit.

Beckki stated she had some examples for the Planning Commission. She stated there have been three self-remodel permits issued this year. Two of those permits were requested by her after work had already begun. The owners had come to her after adding electricity to their projects. They could not get clearance to turn on the electricity from Rocky Mountain Power without a clearance from the Town. This is when Beckki is usually contacted by the owner. Electrical work requires an inspection before clearance can be given. Beckki then has them fill out a self-remodel permit so that she can order an electrical inspection that the owner must pay for.

PCM Larel Parkinson stated these examples sound like enforcement issues. Rex stated the self-remodel permit is not enforceable. Rex added that many of the self-remodel applicants are hiring contractors to do their work and the code states the self-remodel permit holder cannot hire contractors or pay for the work being done. PCM Steve Songer stated again that it is an enforcement issue.

TCM Jeff Larsen asked Ron Gault, who has shared his example of getting a building permit to add electrical to his barn, to share the cost of a building permit to do that. Ron stated the cost of the permit was about \$85. TCM Larsen stated this cost would be the enforcement of the building code. Ron stated in the past, Huntsville has had a hard time getting inspectors, but such was not the case for him. The inspector was on site within two days. PCM Larsen asked TCM Blake Bingham to share why he was against the elimination of the self-remodel permit.

TCM Bingham stated it came down to the role of government in our lives. He believes Rex has made some good points. TCM Bingham believes people should be able to do things to their own homes without government intrusion. Rex states his philosophies are similar to TCM Bingham's, but compliance is a problem. Some residents will comply with the law and other's disregard it.

TCM Blake Bingham will report to the Town Council on this discussion.

13-Discussion and/or action on extending minimum rental requirement beyond 30 days. PCM Sandy Hunter stated the PC has discussed extending the minimum rental requirement to 90 days. PCM Larel Parkinson likes the idea of an original year lease but then a month to month. He is not in favor of the 90 days. PCM Sandy Hunter stated they could adjust the code to be one-year lease followed by a month to month. This is another section in 15.6.2 that the Conditional Use Committee is working on. The PC will check back on this issue after the Conditional Use Committee makes their changes. PCM Jeff Larsen suggested a continual occupancy standard.

14-Public Comment. There were none.

15-Motion to adjourn.

PCM Larel Parkinson made a motion to adjourn the meeting. PCM Steve Songer seconded the motion. All votes aye.

Meeting is adjourned at 9:010 p.m.

Beckki Endicott - Recorder
Beckki Endicott

Authorization to Conduct Electronic Meeting Without Anchor Location

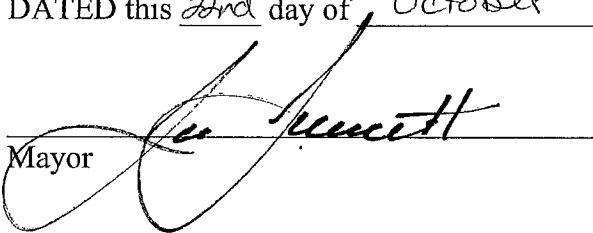
In accordance with Utah Code §52-4-207, the Presiding Officers whose signature appears below hereby authorize the City Council and Planning Commission to convene and conduct an electronic meeting without an anchor location based upon this written determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This written determination is based upon the fact that: the Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease.

Further, that the Public Notice for the meetings will include the following statement which shall also be read before the meeting: "The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease."

The Public Notice will state that members of the public at the Public Meeting may view the meeting by via Zoom using a link on the web page at: huntsvilletown.com. Comments on appropriate agenda items may be emailed to: clerk@huntsvilletown.com

This written determination expires thirty (30) days after the date signed below.

DATED this 2nd day of October, 20 20.



Mayor

Chair, Planning Commission

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: September 24, 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	Excused
Blake Bingham	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Present

Citizens on Zoom: Rex Harris, James Truett, Ron Gault, Artie Powell, Julie Powell, Eli Powell, Mark Probasco,

1-Roll call: Planning Commissioner Jeff Larsen welcomed those in attendance. He is filling in for Chairman Doug Allen who couldn't attend tonight.

Since we are meeting by Zoom only without an anchor location, Beckki read the attached statement declaring the Zoom only meeting. (See Attachment #1)

2-Approval of Minutes for Planning Commission Meeting July 30th, 2020. (See Attachment #2)
PCM Sandy Hunter motioned to approve the minutes from July 30th, 2020. PCM Liz Poulter seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Jeff Larsen – Aye, All votes aye. Motion passes.

3-Approval of Minutes for Planning Commission Meeting August 27th, 2020. (See Attachment #3)
PCM Sandy Hunter motioned to approve the minutes from August 27th, 2020. PCM Liz Poulter seconded the motion. Sandy Hunter – Aye, Liz Poulter – Aye, Jeff Larsen – Aye, All votes aye. Motion passes.

4-Land Use Coordinator Update: Rex Harris. Rex asked the Planning Commission to consider turning over the administrative motions, like Land Use Permit motions, to the office staff. He would like to put together a report and bring it to the Planning Commission to pass with one motion. Rex explained he would like to see the Planning Commission spend more time reviewing legislative issues.

Rex wanted to give the PC an update regarding the Starling home. This is the old Bay home. The Starlings are starting to put in the improvements they wanted to the yard. This includes the sand volleyball courts. There will be a fence, but it will not be a part of the property line. Rex stated

he has been working with them and so far they have not needed a land use permit or permission from the PC. Rex stated they would come back to the Planning Commission when they put in a pickleball court. They will address the issues next to the Thompson property line.

PCM Liz Poulter asked Rex about the parking situation on the property. She stated that two volleyball courts would need 24 players and wondered where people would park. Rex stated that if it becomes an issue, then they will address the issue.

PCM Jeff Larsen wanted to know if the courts would be adding lighting or electricity. Rex stated he didn't know of any lighting plans at this time. PCM Larsen also commented he is in favor of what Rex is proposing as far as an approval process on Land Use Permits.

PCM Larel Parkinson entered the meeting at 7:12 p.m.

5-Discussion on edits and/or amendments for the General Plan. Ron Gault stated there was not enough time discuss the edits and changes. He is wondering about a work session on the General Plan. PCM Sandy Hunter was supportive of an hour-long work session on the General Plan.

Ron Gault stated he has prepared some new wording regarding short term rentals. **(Attachment #4)** He would like some discussion on this issue. He feels strongly about addressing this issue in the General Plan.

Beckki suggested the discussion on the General Plan be on Tuesday, October 6th at 7:00 p.m. at Town Hall. This will be a public work session, but the PC is looking to not invite public input.

6-Discussion and/or action on Land use Permit for John Falls, Eli Powell presenting, 338 South 7300 East, Huntsville, parcel #240110012.

PCM Steve Songer entered the meeting at 7:22 p.m.

Rex Harris stated he had talked with Eli regarding the work that was being done on two different garages. Eli was having a difficult time getting on Zoom. Rex asked Artie Powell to explain the project. Artie stated when they first started the project, Eli was informed he needed an electrical inspection. He made arrangements for the inspection. The work was completed by an electrician. The project passed inspection on the front garage. Artie stated Eli was then told that he would need a Land Use Permit. He is unsure of the basis of requiring the Land Use Permit. The family is here to discuss why they need a Land Use Permit. The project does not increase the footprint on the two garages or structures they are remodeling. Artie stated the front garage has been in rough shape. They have put in new rafters. The back garage is replacing the roof. They will also be putting in windows at the back barn and the electricity will also be run to that barn.

Rex stated from the description of the work that Artie just gave, the owner would need a Land Use Permit. Rex explained a Land Use Permit is a legal document that describes the work to be done. The Town would be able to verify the work that is approved and is completed. Rex explained there is enough work being done at this point, he recommends a Land Use be issued.

Artie stated the owner, John Falls, agrees to a Land Use Permit. He stated they are trying to get work done before the bad weather gets here. They are not looking to have delays in the project.

Eli Powell was able to join the meeting through Zoom. Eli explained he thought this would fall under the self-remodel permit. Rex recommended the Land Use Permit be issued with a list of the work that is planned to do. Beckki asked Eli about the work planned and the addresses for the barns/garages. Eli confirmed the structures are both on the same parcel. PC Jeff Larsen asked about changes to the interior of the structures. Artie stated both structures are open. Artie stated they have put in trusses in the front garage. Rex stated if the trusses are manufactured, he would need the engineering on them for snow load. Eli stated they are 2x12's.

TC Blake Bingham asked Eli if there was a contractor doing the work for him. Eli responded there was a contractor doing the work. TC Bingham stated that this would not be a self-remodel permit. This was a regular building permit. The owner needs a building permit for a remodel. The fact that they are paying a contractor to do the work makes this a remodel permit not a self-remodel permit. Rex stated if they are replacing a roof, they would need an engineered stamp on the plans. This would require a Land Use Permit. TC Blake Bingham agreed with Rex. Artie asked Rex what exactly was required to complete this project. Rex explained that they would need engineering for the roof. If the trusses were manufactured trusses, that would be easy to get the engineering because the company would provide that report. Rex stated if the trusses are not manufactured, then they needed an engineered plan.

Eli stated that if the structure was under 200 square feet, he would only need a building permit if there was electrical, gas, plumbing or mechanical work done. TC Blake Bingham stated they are doing electrical. Rex asked the Powell's if the buildings were under 200 square feet. Eli stated the red barn was 12x24 and the white one was 12x16. TC Blake Bingham stated as soon as you add electrical, you need a building permit, even if the structure is under 200 square feet. TC Blake Bingham stated they needed to get a Land Use Permit tonight and then apply for a building permit. The application with the engineered plans would be submitted to the Plan Reviewer and a building permit would be issued for the work that needed to be done.

Eli stated they would jump through the hoops to get the permits they needed. TC Blake Bingham stated the next step would be a motion to grant a Land Use Permit. Beckki stated she has a list of the work that is or needs to be done and approved on the self-remodel permit. Before the PC makes a motion, Eli can let them know if this is an accurate list of the work that needed to be done. **(See Attachment #5)** Eli and Artie confirmed that the list was accurate for the white garage but the list needed to be modified for the red garage. Eli stated they are only shingling the red garage. Rex asked if they were changing the sheathing. Artie stated they are adding sheathing and re-shingling. Beckki added this description to the Land Use Permit **(See Attachment #6)**. Eli stated the red garage will not add shingles, they will be adding a metal roof. **PCM Sandy Hunter made a motion to approve a Land Use Permit for John Falls parcel #240110048.** PCM Larel Parkinson seconded the motion. PCM Sandy Hunter – Aye, PCM Liz Poulter – Aye, PCM Jeff Larsen- Aye, PCM Larel Parkinson – Aye, PCM Steve Songer – Aye. All votes aye. Motion passes.

VOTES:	
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AYES:	Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter
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7-Discussion and/or action on Land Use Permit for Richard Sorenson granary and room remodel, 7390 East 200 South, parcel #240140023. Rex explained he has been working with Richard Sorenson on a site plan. Rex asked for some modifications to the site plan. The newest version of the site plan was not in the packet for the Planning Commission. (See Attachment #7) Rex explained the Sorenson's are planning to move the cabins to the west and south. The cabins will be on the property line. They will build a driveway to service parking to those buildings. There are some structures that he would like to work on in the future. Rex has asked him to remove those from the site plan because the Town would like to approve only what he will currently work on. There shouldn't be any confusion about what is approved on this project. Additionally, he has asked Richard to label the measurements on the new site plan so that they can confirm the dimensions when the project is done. The granary will need roofing and new bathrooms. The set-back dimensions are on the new site plan. Rex states that he is satisfied with the new site plan but wants to have dimensions added to the location of the two cabins off the property line. Rex also reminded the PC that this is a commercially zone property and there are no set-backs.

Rex would like to see a conditionally approved Land Use for dimensions. PC Jeff Larsen asked Rex if he was comfortable with the Weber-Morgan Health septic system. Rex stated he was comfortable with it if WC was comfortable with it. TC Blake Bingham wanted to confirm with Richard that he understood this would require a building permit in addition to the Land Use Permit. Richard confirmed that he would need a building permit. Richard Sorenson also stated he had worked with Weber Morgan Health on the installment of a new septic system last summer that would support this project. PC Sandy Hunter wanted to confirm that they are approving the movement of two cabins to a different location and the addition of bathrooms and roof work to the granary. Richard Sorenson stated the granary is being used for storage at the moment and doesn't see the use changing. The bathrooms will be added for guests outside. PCM Liz Poulter stated that she sees the parking as an issue on 200 South.

Rex replied to PCM Liz Poulter that parking for the rental units will be onsite. Rex believes that the Town can work with Richard to build some sufficient off-street parking. Richard commented that the stop sign at the corner of 200 South and 7400 East is a problem. The sign is actually behind the building and not visible. Rex commented there have been problems with that stop sign in the past. The reason they haven't moved it yet is because the sign is not really protected by anything. They feel the stop sign might be a hazard. PCM Jeff Larsen suggested the Town Council look at this.

PCM Sandy Hunter motioned to approve the Land Use Permit for Richard Sorenson, parcel #240140023 at 7390 East 200 South. PCM Larel Parkinson seconded the motion. PCM Sandy Hunter – Aye, PCM Liz Poulter – Aye, PCM Jeff Larsen – Aye, PCM Larel Parkinson – Aye, PCM Steve Songer – Aye. All votes aye. Motion passes.

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

8-Discussion and/or action for Land Use Permit for Mark Probasco, 165 South 7300 East, parcel #240150007. Mark Probasco is adding on to his home. **(See Attachment # 8)** The addition will extend out towards the south and then back west. The engineering is already done. The home additional meets the set-backs on Mark's larger lot. Rex does not see any issues with the site plan or building plans. Mark is excited to see his addition for his growing family. **PCM Jeff Larsen motioned to approve the land use permit for Mark Probasco's home addition parcel #240150007 at 165 South 7300 East.** PCM Liz Poulter seconded the motion. Roll Call Vote. PCM Sandy Hunter – Aye, PCM Liz Poulter – Aye, PCM Jeff Larsen – Aye, PCM Larel Parkinson – Aye, PCM Steve Songer – Aye. All votes aye. Motion passes.

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

9-Discussion and/or action on Land Use Permit for Pineview Point – Lot #2, Bill White. Rex explained the subdivision just got recorded by WC. Beckki brought up the latest site plan. Rex made some requests to add dimensions to the site plan. **(See Attachment #9)** Rex asked Bill White if the “future barn” was going to be a part of this Land Use Permit. Phil Winston explained the barn would have to be a part of a future permit. The site plan location is correct but they do not have the drawings for the barn and are unsure of the size. They have everything but the barn drawings. Rex commented that if the barn was going to be constructed as part of this building permit, he would like the dimensions of the barn on this current site plan as well as the dimensions to the property line. Phil Winston stated he thought he had to have full engineered plans for the barn. Phil stated they are going to do a 30x50 barn. If it is just labeling what is on the plan, Phil will add the dimensions and get it to the Town in the morning. That is acceptable to Rex. TCM Blake Bingham commented the plans will be needed for the building permit.

PCM Jeff Larsen asked if the barn was a single-story barn with no other interior plans. Phil confirmed it was an open plan. Rex asked for the floor plan of the future barn since it is a detached structure. Rex asked Phil if this would be a second dwelling. Phil confirmed he has the floor plan and it is open space. Rex is okay with this condition added to the Land Use Permit.

PCM Sandy Hunter motioned to approve the Land Use Permit for Pineview point – Lot #2 for the construction of a new house and a new barn, contingent on them providing a site plan for the new barn showing the actual distance of the barn from the boundary lines. PCM Larel Parkinson seconded the motion. Roll Call Vote. PCM Sandy Hunter – Aye, PCM Liz Poulter – Aye, PCM Jeff Larsen – Aye, PCM Steve Songer – Aye, PCM Larel Parkinson – Aye. All votes aye. Motion passes.

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

10-Discussion and/or action on Land Use Permit for barn at 7149 East 200 South, parcel #240120031. (See Attachment #10) Bill White stated this barn will be a pickleball court for his wife and friends. There will be no interior walls. It will be an open space for pickle ball courts. Rex states he doesn't any problems with the set-backs. PCM Liz Poulter asked if they would be able to add plumbing. Bill White stated they are not planning on adding a bathroom at this point. They will do a soils test, but the addition is expensive. It will have electrical, so it will need a building permit. The barn will be 25 feet tall. **PCM Jeff Larsen motioned to approve the pole barn as describe at 7149 East 200 South, parcel #240120031 for Bill and Alane White.** PCM Sandy Hunter seconded the motion. Roll Call Vote. PCM Sandy Hunter – Aye, PCM Liz Poulter – Aye, PCM Jeff Larsen – Aye, PCM Steve Songer – Aye, PCM Larel Parkinson – Aye. All votes aye. Motion passes.

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

11-Discussion and/or action on Land Use Permit for Starling's fence, 169 South 7200 East Parcel #240150008. Per an earlier discussion in the evening, the PC is tabling this item for tonight.

12-Discussion and/or action on Land Use Permit on Greg Stuart, 340 South 7400 East, parcel #240110004. (See Attachment #11) Rex stated at the last PC Meeting the Stuart's brought plans which connected the structure of the garage to the home. The garage remodel added bedrooms and dwelling space, on the top level, making it a second dwelling on the property. The compromise position between the Stuart's and the Planning Commission was that the Stuart's

would add footings and foundations to connect the two structures at the base. There would be a land bridge on the top, but the bottom would be an engineered concrete slab.

PCM Liz Poulter asked about the dwelling accommodations. Erik Stuart stated the bottom of the garage will remain a garage. The bedroom plans and bathroom plans still exist on the top floor of the garage.

PCM Sandy Hunter motioned to approve the Land Use Permit for Greg Stuart parcel #240110004 at 340 South 7400 East, attaching the garage to the main residence and incorporating the new drawing showing the main floor plan of the garage as an open plan with the utility room. Roll Call Vote. PCM Larel Parkinson seconded the motion. PCM Sandy Hunter – Aye, PCM Liz Poulter – Aye, PCM Jeff Larsen – Aye, PCM Larel Parkinson – Aye, PCM Steve Songer – Aye. All votes aye. Motion passes.

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

13-Discussion and/or action on Lot Consolidation and Lot Line Adjustment for Kerry Wangsgard. Kerry Wangsgard would like to post phone this discussion to a later date.

14-Discussion and/or action on Kerry Wangsgard Variance request for frontage requirements and right of way width. Kerry Wangsgard stated he has received approval to replace the mobile home on his lot. He would like the PC to submit his plans to Sunrise Engineering for plan review and then building permit. Rex explained to Kerry the PC needs a site plan for a Land Use Permit from the Planning Commission.

PCM Jeff Larsen asked Kerry to work with Rex on the plans including the site plan. He stated Rex would have to add it to the agenda at the next meeting. Kerry is requesting a meeting to review the Land Use Permit. Beckki reported the next meeting is October 22, 2020. Kerry Wangsgard asked if the plans could be submitted for plan review with Sunrise Engineering. Beckki stated he needed to get a Land Use Permit. TC Blake Bingham reminded Kerry Wangsgard that he would need septic permit approval from Weber Morgan Health prior to receiving a building permit. Kerry stated he would like to get the new mobile home placed on the lot before October ends. He asked if this was a possibility. TC Blake Bingham advised him to start working with Weber Morgan Health on the septic prior to the next PC meeting.

15-Public Comment. Mayor Truett thanked Jeff for chairing the meeting.

16-Motion to adjourn.

PCM Jeff Larsen made a motion to adjourn the meeting. PCM Liz Poulter seconded the motion. All votes aye.

Meeting is adjourned at 8:42 p.m.

Beckki Endicott, Recorder

GENERAL PLAN

for

HUNTSVILLE TOWN, UTAH

The Utah State law requires every community to adopt a general plan that states the present and future needs of a town and plans for the growth and development on the lands within that town. This general plan outlines the objectives selected for guiding Huntsville Town's future development. In this regard, it reflects the present and predicted future needs and desires of the residents of Huntsville as expressed in a comprehensive survey in regards to the community's growth and development of its land.

This plan is organized to:

- 1) State a town **vision statement**,
- 2) Break that vision statement into **objectives**,
- 3) Describe the **current status** of Huntsville,
- 4) State the **general approach** selected to meet the objectives.

November~~MARCH~~ 7, 202013

1. HUNTSVILLE TOWN VISION STATEMENT

Huntsville Town is a small, semi-rural town located in the Ogden Valley of the State of Utah. With improved transportation access, the rapid growth of Northern Utah, and the impact of the 2002 Winter Olympics, the entire Ogden Valley is experiencing its own rapid growth in the latter 2000's. This growth is affecting the demographic and lifestyle of the Ogden Valley. While it is impossible to remain a town undergoing no changes, the citizens of Huntsville Town desire to grow in a planned and orderly manner. The Town's architecture is a blend of everything from original pioneer, to large, modern home styles. The Town's recent growth reflects the benefits and desirability of life in Ogden Valley with the emergence of a few large vacation homes and the rapid escalating escalation of the average home price. These results are changing the Valley's demographics to that of an older, higher income population, with many of the newcomers possessing a different viewpoint on the issues existing in the Valley.

~~and higher income level.~~ The most striking feature of the Town is generally considered to be the visual perspective given via the large lots and house setbacks ~~and, no curb and gutter,~~ which combined with numerous trees and varieties of vegetation, imparts a village atmosphere. ~~Blended with the surrounding mountain vistas~~ The small, quaint downtown, large central park and surrounding mountain vistas provide the feeling is of a spacious, comfortable, western country living environment. The Town's character has been deeply influenced by the pioneer spirit, tolerance for and support of individual rights and sense of working together for the common good. It is not uncommon to see people on horseback or horse drawn carriages on the streets, or to spot migrating birds or even an occasional deer or moose. The Town was originally laid out around a farming/agricultural grid format, with wide streets and alleyways.

Therefore, the primary theme proposed for the Vision Statement is to preserve as much of this semi-rural character of Huntsville as possible in the coming years. The recent resident survey results emphasized that this is the essence of Huntsville Town and that residents want to preserve this character.

Vision Statement for Huntsville Town

Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley, including the immediate vicinity of the Town. We welcome the diversity that new residents offer the Town, but Town but are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth in a way that preserves and hopefully enhances this lifestyle.

2. GENERAL PLAN OBJECTIVES

In order to enact the goals of the vision statement in Huntsville Town, its main components have been converted into objectives for this General Plan. Obviously, there is no plan that will satisfy the desires of every resident on every issue. The compromises that were established herein attempt to follow a majority consensus where one was expressed via the Town survey which is on file at the Town Hall. When appropriate, this plan is harmonious with the overall Master Plan for Ogden Valley prepared for and approved by the Weber County Commissioners. This General Plan is not so detailed that it stands alone, rather it provides the theme/goals to guide us in our decision making through the upcoming years.

Overall Objectives Derived from the Huntsville Town Vision Statement

- 1) Managing and shaping growth via land use planning
- 2) Wise management of our natural resources
- 3) Increasing community involvement of residents

4) Optimizing the quality of our public facilities and services

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3. CURRENT STATUS OF HUNTSVILLE TOWN

A. Physical Description

Huntsville Town is a small community located in the southern part of Ogden Valley, twelve miles east of Ogden City near the head of Ogden Canyon. It is the only incorporated community in Ogden Valley, which offers the residents more direct control over what happens in their immediate surroundings. Two unincorporated communities, Liberty and Eden are located in the north and central regions of the Valley. Most of the Valley's open land is used as pasture; land that is farmed is mostly irrigated fields of alfalfa or small grains. The town lies on a mostly level terrace on the Eastern Shore of Pineview Reservoir, at an elevation of nearly 5,000 feet. There is a small peninsula jutting into the reservoir on the western edge of town, which includes the town cemetery, several very popular swimming beaches, and boat launching ramps. The U.S. Forest Service administers the beaches and shoreline as a fee area, subcontracting the operation of concessions and boat launching.

The incorporated area of Huntsville Town is primarily west of State Route 39, a designated scenic highway passing through Ogden Canyon, running south of Pineview Reservoir, turning north and heading east of Huntsville Town until it intersects with County Road 166 where it turns east again and heads to Monte Cristo and Woodruff in Rich County. County Road 166 follows the northern half of Pineview Reservoir and connects with Eden and the North Ogden Pass road. The intersection of State Route 39 and County Road 166 is one of the busiest in the entire valley. There are only two streets that access the Town, both coming off the north-south running portion of State Route 39, which currently forms a large portion of the eastern Town boundary. All traffic entering or leaving town uses one of these two streets, both which are very busy during the summer season. The Town's streets are paved, but alleys running north-south midway through some of the blocks are not. All streets and alleys are owned and maintained by the Town. To the north, south and east of State Route 39 lies unincorporated Weber County land. To the south is a steep escarpment of about 40 feet, portions of it that are within the 100-year flood plain of the South Fork of the Ogden River. An additional connector road to Ogden Valley is State Route 167 commonly referred to as Trapper's Loop Highway that winds over the mountains to the south, and connects the Valley with Mountain Green and Interstate 84 in Morgan County.

Weber County's population was 251,866 in 2017, with a growth rate of nearly 2% per year. According to the U.S. Census, Huntsville Town's population was 553 in 1970, 557 in 1980, 541 in 1990, 649 in 2000 and 608 in 2010 and 638 in 2018. As of the date of this document, there are approximately 2469 dwelling units in Huntsville Town, with approximately 22104 occupied by year-round residents. At this point, the Town is continuing to grow at a slow pace due to a, ~~however the growth has slowed due to the recent recession and~~ shortage of vacant lots, there being few remaining building lots available in Town without resorting to subdividing. Should Huntsville's population exceed 1000, Utah State law would require a transition to a Class 53 city, which would require a new form of municipal government.

B. Current and Proposed Land Use in Huntsville Town Boundaries

Huntsville Town has nine classes of zoned land use: 1) Residential (R-1), 2) Commercial (C-1), 3) Commercial Resort (CR-1), 4) Agricultural (A-3), 5) Park (P), 6) Shoreline (S), 7) Open Space, 8) Flood Plain (FP), and 9) Recreational (RC).. Figure One is a zoning map of the Town that shows currently only the R-1, C-1 and RC zones exist. Using a Geographic Information System (GSI) and a base map provided by Weber County Planning Department, the following acreage of various land uses were estimated:

Acres Per Land Use

Residential	259 acres
Commercial	13 acres
Agriculture/ Open Space	62 acres
Institutional and Parks/Recreation	24 acres
Roads	111 acres
Shoreline	12 acres
Reservoir/Wetland	46 acres
Culinary waterworks property	3 acres
Ogden Boat Club property	7.6 acres
Cemetery	9 acres
Total 54637.6 acres in Town boundaries	

Water treatment plant and storage tanks	1.3
Cemetery	9 acres
Landfill	40 acres

Total: 4159.3 acres additional land owned by

Town

1) Residential

Although residential land use is by far the largest category of land use, it comprises slightly less than half of the total area (478%). The residential zones are zoned R-1, with a minimum lot requirement of ¼ acre, which dates back to the original Town survey. The large lots include features such as large gardens areas, pastures, barns, corrals and other farm out buildings. Multifamily dwellings or multiple dwellings are not allowed on a single lot [RG1]. There are a few smaller lots that historically exist and are grandfathered to allow residential use, but if existing structures on these lots are replaced or remodeled, the new construction must comply with current building ordinances. There are currently no multifamily dwellings, nor do the ordinances allow such. The area is zoned as R-1, with a minimum lot requirement of ¼ acre, which dates back to the original Town survey. The residential area includes two buildings listed on the State Register of Historic buildings. They are the birthplace and home of David O. McKay, former president and prophet of the Church of Jesus Christ of Latter-Day Saints, located at the corner of 200 South and 7600 East and the “Valley House” at 200 South and 7318 East, now a bed and breakfast inn.

2) Commercial

Commercial zones are located in two areas, the traditional center of town and a strip of land along the southeastern corner of Town including a lot for the post office. The traditional town center is small (8.5 acres) and provides the Town with very little property or sales tax revenue. This area includes a building divided into small store spaces, the well-known Shooting Star Saloon, a reception hall, a church, a small restaurant, a storage barn, and vacant land where the Valley Elementary School once stood the Compass Rose Lodge which opened in 2019. The southeastern

commercial area on the east side of State Route 39 at 500 South contains Town houses the South Fork Village; the U.S. Post Office, the American Legion, and a parcel due north of the post office that was rezoned to C-1 and rezoned back to R-1 in 2019. -major businesses of the Town, the South Fork Village.

3) Agriculture and Open Space

Huntsville originated as a Mormon agricultural village where the residents lived in town and farmed the surrounding area. Agriculturally available space in the Town itself is relatively small (less than 62 acres) currently composed of undeveloped R-1 lots. These areas are mostly used for light agriculture purposes such as grazing or maintaining animals.

4) Institutional, Parks and Recreation

Institutional use (24 acres) refers to public and government buildings, facilities or land (e.g. the former elementary school, library, church, post office, town hall, etc.), and a community park encompassing a square block bounded by 200 to 300 South and 7400 to 7500 East and an approximately .8 acre playing field being developed in the SE corner of the Valley School property. There is also an area zoned RC for private recreation owned by the Ogden Boat Club.

5) Roads

Roads, street right of ways, and alleys comprise the second largest land use in the community, 111 acres (21%). The width for the combination of street and right of way is generally 99 feet, with some 66-foot roadsvariances. The width combined with the required building setbacks, increases the overall setback of homes, adding to the open feeling. The width for the paved portion of roads itself varies from 18 to 20 feet depending on the location in town. For example, the paved portion of 100 South (First Street) is wider than the rest of the town's streets because it is the primary road to Pineview Reservoir from State Route 39 and sees heavy use. Many residents use the unpaved portion of the right of way (the verge) as part of their yards. The alleys were originally created to give access to barns, corrals and out buildings, by providing a 33-foot wide easement where animals could be driven from home to pasture without using the main streets. Today, they are used by some residents for property access and by the Town and Huntsville Water Works Corporation for utilities (underground culinary and secondary water lines).

6) Reservoir and Wetland

The northern-most area of the Town, comprising 45 acres (8.5%) maintains the overflow volume for Pineview Reservoir. The water level varies from season to season and year to year, creating a wetland-type area during times of high water.

7) Shoreline

A small portion of land around Huntsville is shoreline along Pineview Reservoir. Portions of this shoreline attract very large crowds during the summer months.

8) Cemetery

Huntsville's cemetery consists of 9 acres and is located at the tip of the peninsula, which juts out into the reservoir.

9) Landfill

The Town owns 40 acres of land approximately 4 miles east of Town that straddles the South Fork of the Ogden River. A portion on the north side of the river is used for a green waste landfill and 11 acres on the south side of the river is potential buildable land, although it is in the 100-year

flood plain. The landfill has been utilized as a licensed Class 4 landfill, which allows dumping yard waste and some approved demolition materials. Currently Town ordinances allow only yard waste. The soil/rock displaced from the holes dug at the landfill have been used as backfill and road base material in Town projects. Yard waste burns are scheduled once a year.

10) Water Treatment Plant

The Town added a water treatment plant to its culinary water system in 2000, with a 1,000,000-gallon storage reservoir. The plant uses inline filtration and chlorine injection to provide excellent quality water to the community and a few customers outside of Town.

C. Present Zoning Regulations

Current land usage in Huntsville Town consists of property zoned in three of the nine zones, Residential, Commercial and Recreational. As mentioned in Section B, above, with the exception of three small commercial zones and one small private recreational zone, the entire town is zoned R-1. The Town land use ordinances contain additional zones that allow for flexibility with any land that might be annexed by the town. The R-1 (3/4-acre lot minimum) zone requirements reflect the western attitude of flexibility with the use of private property. The commercial areas are zoned C-1. The C-1 ordinance regulates business types, signage, and lot use issues under a conditional use arrangement. The AV-3 zone includes the possibility of cluster housing to provide for additional spacing options on large tracts of land. Figure One is a zoning map identifying the immediately adjacent areas to Huntsville Town that would be the first to be annexed and the concerns/zoning considerations for these areas.

No site construction is allowed until land use and a building permits are approved. The Building Official cannot issue a building permit if a Land Use permit hasn't been obtained first or if the proposed structure does not conform to the Town ordinances. A certificate of occupancy must be applied for along with an application for a building permit. A Building Inspector approved final inspection is required before a house may be occupied.

D. Community Services

1)- Transportation

Traffic counts on local roads show a steady increase over the past decade in the number of vehicles using the roads and that Huntsville Town residents actually account for only a small percentage of daily traffic in the vicinity of the Town. At busy times during the summer season, the congestion at the intersections of Highway 39 and First and Fifth South is extreme. Traffic within the town boundaries has seen a similar increase, with some problems resulting due to speeding in residential areas.

a. Road Maintenance

Huntsville Town obtains its road maintenance monies from the State Class B and Class C Road Funds. This State B & C Fund is maintained by taxes collected from gasoline sales and is distributed by a formula that divides monies among all roads in the state. Different categories of roads receive a specified number of points, which determines how much money can be obtained from the fund. This money must be used for buying road equipment, road materials, maintenance and snow removal expenses, etc. Huntsville Town has received monies in the past to help with its road maintenance, such as CDBG (Community

Development Block Grant) funds. As the roads age and the traffic increases, roads have become the largest budget item in the Huntsville Town budget and future projections are there will be a shortage of money to maintain the roads in good condition.

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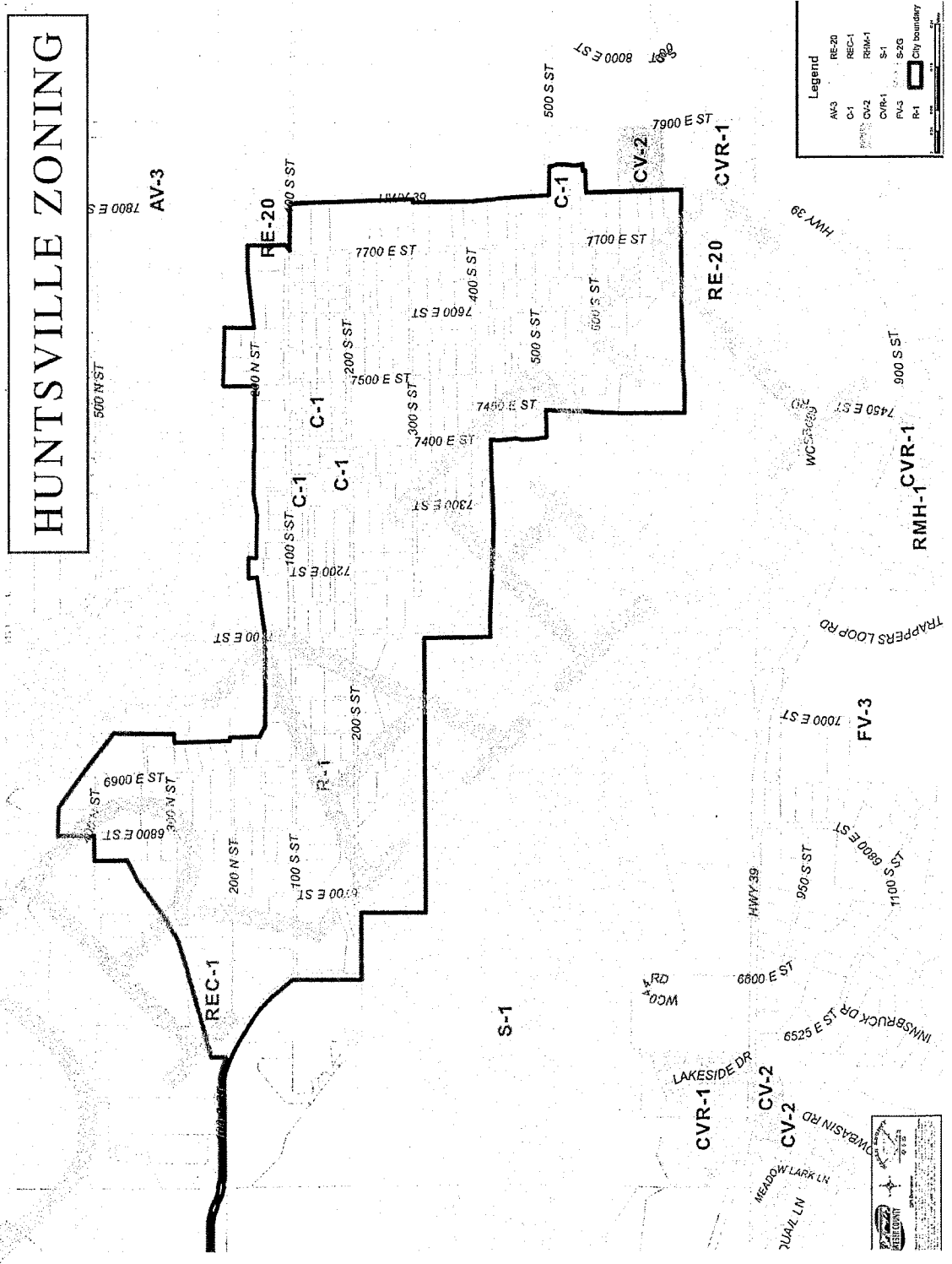


Figure One – Huntsville Area Zoning

In 1998, the Utah Technology Transfer Center at Utah State University conducted a survey and presented the Town a written report recommending several possible road maintenance plan options. Several of the recommendations were adopted by the Huntsville Town Council, thereby forming a basic road maintenance plan. With the consistently increasing costs of road maintenance and the changes that the roads have undergone since 1998, the Town needs to review the plan and adopt a revised/new Master Road Plan. The most significant road maintenance is required on First Street which sees large volumes of traffic in the warmer months since the addition of a boat ramp established Cemetery Point as the gateway to the Pineview Reservoir recreational area. After lengthy negotiations with the Cemetery Point concessionaire, Huntsville Town receives a portion of the entrance fees to help with the maintenance of First Street.

Alleyways, which are Town property, are a persistent problem. They are 23 alleyways in Town which a recent survey found 4 blocked with resident's belongings or illegally fenced off.

b. Pedestrian needs

Walking is a popular pastime in Town and poses a conflict at times due to unleashed dogs (see Animal Control). There are no sidewalks in Town and streets are often narrower and very slick in the wintertime.

c. Parking

There are no Town parking lots. The LDS church building in the center of town and the streets around the Town Park are used to park vehicles during large events, such as the Fourth of July. The Town has considered using a lot it owns across the street to the east of the Weber County Library for additional parking should the need arise in the future. is planning to develop a 40+ car stall parking lot immediately east of the Weber County Library. The Town has an ordinance that does not allow camping in vehicles overnight on public streets. During the summer season, visitors to the reservoir often park on Town streets and walk to gain access to the water or the facilities at Cemetery Point to avoid paying an entrance fee. This creates issues with trash, sanitation, vandalism, trespassing, and traffic congestion. The Town has passed a parking ordinance and now posts 'No Parking' signs around town that don't allow for reservoir visitor parking during the busy reservoir usage season.

2) Public Safety

a. Law Enforcement

Huntsville contracts with the Weber County Sheriff's Office for police protection. The Weber County Sheriff offers a wide range of resources, especially backup officers for the occasional large crowds experienced during summer (May through September) recreational activities. Crime has traditionally been non-violent and infrequent, but with the increase in expensive, often vacant homes in the Valley, burglary has increased. The Town has occasionally contracted a part-time Ordinance Control Officer to aid in dealing with ordinance enforcement, primarily nuisance, animal control and land use issues. A Volunteer in Policing Program (VIPS) supports the Weber County Sheriff's Office by training volunteers to help patrol Ogden Valley.

b. Fire

Huntsville Town chose to be annexed into the Weber Fire District and contracts with them for emergency services. A new fire station recently opened several blocks east of Town. The

response time to Huntsville Town from this station is approximately 1-2 minutes, while crews traveling from Ogden City take approximately 15-20 minutes depending on urgency and location of the emergency. A recent survey of Town alleyways discovered several that are illegally blocked to an extent that they would prevent fire vehicles from getting close to buildings.

c. Animal Control.

At the present time, Huntsville Town employs Weber County Animal Control to handle domestic animal control concerns within the Town, supplemented by an Ordinance Control Officer. Huntsville Town has a dog leash requirement in its Animal Control ordinance that prohibits allowing dogs to roam freely, but occasional encounters with unleashed dogs occur.

d. Lighting

The Town has a lighting ordinance that specifies the type, size and location of lighting with the intent of protecting open (dark) skies. Overhead streetlights are located at numerous intersections, but there are no traffic lights in Town.

e. Signing

The Town has a sign ordinance that specifies the use, type, size, quantity and location of signs.

3) Public Utilities

a. Culinary Water Supply

Currently Huntsville Town receives its culinary water supply from three springs, flowing out of what is known as Bennett Springs, located on unincorporated property southeast of Town previously owned by the Abbey of Our Holy Trinity. Huntsville Town owns water rights to two of the springs and shares the rights to the third spring with the current property owners Abbey. The Town also owns a well near the culinary water plant and Hawkins Springs that are currently not in use. The Town has a modern water treatment plant housing three styles of filters (media, bag and cartridge), which allow for filtering down to the micron level. The plant is currently undergoing refurbishment to replace obsolete equipment. The plant includes room for more filtering units in the event of future increased demand for water. After the filtration treatment process, the water is treated with chlorine and pumped to a one-million-gallon storage tank. The overall system is capable of handling additional residences, allowing for modest future growth. If substantial growth, e.g., a major sub-division, were to take place, upgraded facilities and distribution infrastructure would be required. In the 2000s, follow-on CBD grants allowed for several new water lines in Town to be installed, replacing and upgrading old lines and fire hydrants. 2018 CBDG and CIB grants allowed drilling for a Utah State mandated secondary water source. On April 9, 2018 the Town entered into an agreement with Huntsville Abbey Farm, LLC, the owner of the former Monastery farm, that allowed the Town to drill a culinary water well on Abbey property. Under the terms of the agreement, the Town is only allowed to withdraw water from the well during times of drought and if the total discharge of all the Town's spring sources falls below 150 gallons per minute. The Town is limited to a maximum withdrawal rate of 100 gpm and Huntsville Abbey Farm owns all of the well's capacity beyond the first 100 gpm. After one unsuccessful attempt, a good production well was developed that is under testing for State approval.

b. Irrigation Water Supply

The Town receives irrigation water from an underground delivery water system using a holding reservoir along the South Fork of the Ogden River east of Huntsville Town. The system is owned by the Huntsville Waterworks Corporation, composed primarily of Town residents, but independent of the Town. Low pressure issues exist on the far western side of Town during busy watering times.

c. Power

The Town obtains electrical power from Rocky Mountain Power. Natural gas is available in Town from a natural gas feeder line paralleling the Trapper's Loop Highway from Mountain Green. A gas regulator station is located east of State Route 39 near the north side of the American Legion building, reducing the gas pressure to 50 psi. Interim High Pressure (IHP) lines were routed throughout the town. At the edge of each property, the IHP line is tapped and fitted to a service line (1/2" to 3/4" diameter at 15 psi, depending on household needs) which is then connected to a gas meter. The lines within the house or structure are reduced down to flow with four ounces of pressure.

d. Refuse

Huntsville Town contracts refuse disposal to a private company, which picks up containers at each household and exports the refuse to the Weber County Transfer Station who delivers it to the East Carbon County Landfill. The Town recently began a recycling program with a second container provided for recyclable waste materials.

e. Sewage

All homes in Town are currently on individual septic systems. Due to continuing Valley growth, especially around the perimeter of Pineview Reservoir, the State of Utah has been promoting a Valley-wide sewer system to hopefully mitigate a declining Pineview Reservoir water quality. The Ogden Valley Master Plan points out that Weber County is seriously encouraging a Valley-wide sewer district to be instituted in the future. The Huntsville Town Council ~~agreed to conduct~~ joined Weber County in contracting for a sewer feasibility study that provided recommendations and a draft Wastewater Capital Facilities Plan. After review of the benefits vs. the impacts to Town residents, the Council decided to continue using the current septic systems in the foreseeable future.

E. Environment

1) Soils

Huntsville Town contains three major soil types as defined by the US Soil conservation Service- Utaba cobbly loam, warm (UbA), Phoebe fine sandy loam (PhA); and Parley's loam, high rainfall (PaA). Soils are important to the future development of Huntsville because of their permeability or absorption rate, surface runoff, rate of erosion, and depth of the soil to the water table.

The Utaba cobbly loam, warm is a soil type formed by alluvium from stream flooding. It is characterized by the large rock fragments found on or close to the surface. Flooding on Utaba soils occurs mostly during late winter and spring. Most of the land is abandoned or fallow cropland, which can support fields of alfalfa and small grains with the use of commercial fertilizers and manure.

Flooding potential has hampered urban and recreational development of this soil, even though the threat for flooding has been greatly reduced with the introduction of Pineview and Causey reservoirs. In the town of Huntsville, the Utaba soils are found mostly along the north boundary

and along the northern shore of the peninsula leading to the cemetery. The water table is at a depth greater than six feet and is good for septic tanks unless flooded. There is also the possibility of ground water contamination.

The Phoebe fine sandy loam is found in the eastern half of Huntsville, bordered on the north by the Uta soils and to south by a steep escarpment with the South Fork flood plain below. It is also found in the northwest part of town near the reservoir. This soil is good for homesites and other development; however, problems with septic tank drainage may occur during flooding, and contamination of ground water in such instances is likely.

Parley's loam, high rainfall is a soil that has a slow permeability and a slow runoff because it is mostly flat, although some of the soil must be leveled to insure proper distribution of irrigation water. It lies mainly on the western side of the town including most of the peninsula and the cemetery. While flooding is not an immediate threat because of its location above the South Fork floodplain, the slow absorption of water may cause septic tank problems. Contamination of ground water is also possible with the use of cesspools for sewage.

Immediately to the east of State Highway 39 the soils are mostly Eastcan loam (EaA), Canburn silt loam (Cb), and Crooked Creek silty clay loam (Ct). These soils have a slower permeability than the soils to the west, and also have a shallow depth to the water table, making them more susceptible to flooding. Of these three soils, the Eastcan loam has the best potential for building homes; however, it has a low load support, and septic tank problems can readily occur. Much of the Crooked Creek soil is classified as wetlands or wet meadows because the clay in the soil and lack of slope retards normal drainage. It occurs mostly to the northeast of the present town boundaries, close to Huntsville Spring Creek.

In the areas lying to the south of Huntsville Town are three very different soils: the Sunset loam (SwA), Nebeker clay loam (NrA), and the Ostler-Casey complex (OcG). The sunset loam is the floodplain of the south fork of the Ogden River and is rich in gravel and other sediments. While there is a possibility for future development, the high-water table makes flooding a potential problem, especially during the spring runoff. The high-water table also makes it difficult to have septic tank drainage, and cesspools may pollute ground water supplies. Much of this land is under consideration by the US Army Corps of Engineers for possible wetlands.

The Nebeker clay loam is found around the junction of State Routes 167 and 39 (Trapper's Loop) near the south shore of Pineview Reservoir. While suitable for homesites, it is a clay soil and therefore slow absorption and runoff poses a slight flooding hazard. Septic tanks can also pose a threat to water quality. The Ostler-Casey complex occurs along the foothills of the mountains along State Route 39 near the intersection with SR 167. Because it is a soil formed on the sides of mountains and foothills, it is susceptible of high erosion and slippage. Roads built in this area must conform to the low load capacity, and therefore high-density urban development is unlikely. Its location on the mountain makes it an excellent possibility for water storage; however, cesspools or septic tanks should not be used in this area.

2) Climate

Because of its location in a high mountain valley, Huntsville's climate is slightly different than that of Ogden City. Ogden Valley receives on average about 30 inches of precipitation a year, most of it as snow. During the spring and winter, cold mountain air frequently settles into the valley, creating a temperature inversion with temperatures that often dip well below zero. The coldest month is January with an average temperature of about 17 degrees Fahrenheit. Snow can occur anytime from September to early May, and heavy snowstorms have closed access to Ogden Canyon for several hours. Despite the cold winters, Huntsville does enjoy a warm summer. The frost-free season of approximately 110 days makes it difficult to grow temperature sensitive fruits and vegetables. July is the warmest month, when the temperature averages 70 degrees.

a. Air Quality

The State of Utah Division of Air Quality is part of the Utah Department of Environmental Quality. Huntsville air quality must meet the standards set for Weber County, and the Federal government, which has not been a problem to date although poor quality air from west of the Wasatch Mountains occasionally enter the Valley. Reduced use of wood as a primary source of winter heat has reduced the particulate emissions, which result. Since Huntsville residents register their cars with Weber County, they are required to pass vehicle exhaust emission standards.

3) Sensitive Areas

a. Wetlands

Jurisdiction and management of wetlands are dependent upon the U.S. Army Corps of Engineers. Wetlands can become centers of controversy and therefore it is very important that the Corps of Engineers is contacted before development on any questionable land begins. The Corps has the right to condemn any structure or use that is not in accordance with wetland legislation. They also have the power to coordinate a mitigation plan with the property owner, e.g., replacing a wetlands spot by creating a similar wetlands area on another part of their property.

A small stream on the northeast corner of the town runs through and eventually joins the Huntsville Spring Creek. Since the area there is very flat and is inundated with water most of the year, this small pasture classifies as a wetland. The North Branch of the South Fork of the Ogden River, which lies in a floodplain south of Town, also might be classified as wetland. If annexation of either area was to occur, care must be taken to resolve the wetland issues.

b. Floodplain

The only areas currently identified that are within a Federally determined floodplain are located south of Town where the South Forks of the Ogden River enter Pineview Reservoir. This floodplain and the associated shoreline areas are classified Zone A (probable 100-year flood occurrence) with no houses or development allowed without approved mitigative measures in place.

c. Slope

Most of Huntsville Town lies within the 0-8% slope classification, which is suitable for all forms of development. Proposed annexation to the east of Town would also fall into this category. Development on the escarpment dropping off to the South Fork flood plain and on the floodplain should be approached carefully.

d. Erosion

Because the townsite is on a flat lakebed of ancient Lake Bonneville, there is very little slope to the land and little erosion. The exception is near the southern boundary of the Town, where an escarpment drops approximately 40 feet to the South Fork flood plain. The slope is quite well vegetated, and does not appear to have serious continuing erosion problems.

F. Financial Condition

The Town has a history of sound fiscal responsibility, consistently maintaining a balanced budget in the range of \$400,000. The Town has no large sources of revenue, the largest amount coming from intergovernmental sources reflecting a proportional distribution of monies collected by the state and county

in gasoline and sales taxes. Beyond these revenues are property taxes, and charges for Town services such as refuse collection and culinary water. The following are the categories of current revenue sources for the town:

- a. Taxes – property, franchise, sales, liquor and gas.
- b. Rental income from Town owned property (two small buildings in the town center, landfill area).
- c. User/permit fees (park, building, cemetery, portion of boat ramp/beach fees).
- d. Enterprise funds (water and refuse).
- e. Fines and penalties.
- f. Donations, grants, 4th of July, and Huntsville Utah Marathon.

4. APPROACH TO MEETING GENERAL PLAN OBJECTIVES

4.1 Managing and Shaping Growth via Land Use Planning

While it enjoys a good relationship with the Weber County Commissioners, Huntsville Town has little influencesay over how surrounding land in Weber County land is developed. Residing within incorporated Huntsville Town offers local residents the opportunity to play a greater role in how the/their property is developed. Based on the results of a Town survey results and experience with developers, and if affected property owners are willing; the Town is interested in annexing nearby land as a step in gaining greater control over the growth in its immediate vicinity. the Town has explored annexing nearby land as a step in gaining greater control over the growth in its immediate vicinity. The Town desires to preserve its existing grid system lot layout as much as land conditions and topography allows to maintain the feel of the historic Town. However,; but the Town's A-3 zoning allows for some clustering[RG2] of houses to take advantage of/preserve the natural features of the land and to maintain some open space. Where it represents the preservation of natural resources or open space, the Town ordinances allow for transfer of development rights and the Town supports placing land into trusts such as the Ogden Valley Land Trust. No annexation petition will be accepted without first assessing the Town's ability to deliver critical infrastructure (culinary water, traffic safety, road maintenance, etc.) currently provided to existing residents and ensuring the potential deficit of revenue vs. expense to the Town is not unreasonable. If the impacts required would be substantial enough in cost, the Town would levy impact fees on the developers of that land as a condition of the annexation approval. The Town does not own the secondary water system and being annexed does not have any bearing on whether a property can be hooked into the secondary irrigation system. Culinary water is not permitted for irrigation purposes. Property will be annexed into Town under its current zoning whenever possible. The Town ordinances have similar zones to Weber County but do not have an RE-20 (20,000 sq ft lot size) zone. Figure Two represents the vision Huntsville Town has for the areas immediately surrounding the current Town boundaries[RG3].

A major impact that could result from annexation is the State law requiring a town whose population exceeds 1000 to transition to a Class 5 city, which would require a new form of municipal government. This would require extensive planning, reorganization, hiring, costs, etc.

4.1.1 The land currently qualifying for annexation is immediately north, east, and south of Town bordering either side of State Route 39 which roughly circles the Town and represents the major transportation corridor for this end of the Valley. No development will be allowed that requires the main vehicular access off State Route 39 unless safety and traffic concerns are adequately addressed with the Utah Department of Transportation.

The Town's future character will be reinforced or redefined by what happens at three critical locations:

4.1.1.1 Several pieces of Weber County property along both sides of Highway 39 to the immediate north and south of South Fork Village are currently zoned for commercial development as AV-3 and undeveloped (reference Figure One). With the building of the US Postal facility on the southwestern corner of the intersection of 500 South and State Route 39, this area was further established as one of two future hubs of the Town's commercial development. This location area has also been identified by Weber County as a potential receiving zone for transferred development rights. The Town is not in favor of a rezone to commercial and one long strip mall-type spread along State Route 39, rather believing that this land would best be developed with a mix of residential, commercial, and open spaces in park-type uses.

4.1.1.2 The area immediately south of the current Town boundary and west of State Route 39 has been proposed to the Town for annexation and development in the past. This area is zoned RE-20 and S-1 in Weber County, incorporates a FEMA-designated flood plain and will require careful planning to accommodate development. Due to increased infrastructure and management costs that would result, the Town has not annexed this land. The Town recognizes that some type of hotel facilities are desired by local businesses (i.e., ski resorts, etc.) to accommodate the tourists that visit the Valley and believes there is possibility of incorporating a mix of hotel/residential, commercial and park-like uses in this area, with a stress on the park uses to accommodate the land's sensitive nature.

4.1.1.3 Huntsville Town will continue to encourage suitable public and commercial development in the historic commercial center of Town, in hopes of maintaining its unique character. The demolition of Valley Elementary School made a significant negative impact on this area and has left the Town at a historic crossroads in its development based on the usage outcome of this approximately 5 acres of R1 zoned property. The Town was able to negotiate the purchase of this land and rezoned it C1. A Request For Proposal (RFP) was issued by the Town in fall 2012 to solicit interested potential developers. The southwest portion of the property was sold to a developer and now houses the Compass Rose Lodge and space for another building.

4.1.2. **Annexation Proclamation boundary.** The area that would be considered for annexation into Huntsville Town is depicted by the black border in Figure Three and is contained in the Huntsville Town Annexation Policy Plan. The boundary line represents a maximum potential town boundary and is based on elevation, which dictates the areas that could be supplied adequate culinary water pressure with the current culinary water system. The shaded area on the map depicts areas immediately adjacent to the present Town boundaries that Huntsville Town is currently considering for annexation.

4.1.4 An SDP overlay ordinance specifically for the C-1 zone was adopted to allow more flexibility in bringing about the goals and objectives of this General Plan in future developments. The regulations and development standards of an SDP overlay may vary from the standards of the C-1 zone, but only after a detailed review and approval of the Town government.

4.2 Wise Management of our Natural Resources

Huntsville Town recognizes that wildlife specific habitat, wetlands and open space are necessary to support the maintenance of the Valley's wildlife species, which in turn enriches the quality of life in the Valley. Of primary concern are the impacts involving wetlands, water aquifers and floodplains.

4.2.1 The Town recognizes there are natural sensitivities existing on much of the surrounding undeveloped land and feels it necessary to require appropriate sensitive land studies be conducted to evaluate the impacts of any rezoning or development prior to issuing building permits. Sensitive lands analyses must consider the impacts to both human and wildlife habitats. The Town has a Sensitive Lands ordinance and supports maintaining a cooperative relationship with the State Division of Wildlife Resources to foster continuing a sustainable wildlife population.

4.2.2 Huntsville Town believes that trail systems support improved quality of life through better health and enjoyment of our natural resources. The Town supports participation in groups promoting the development of trail systems throughout Ogden Valley. The Town ~~intends on submitting a 2014~~received a RAMP grant request for an Ogden Valley Pathways and in cooperation with the Trails Foundation of Northern Utah, built a trailhead to be constructed~~kiosk in the SE corner of the field being developed by the Town on the old Valley School Property, to include a kiosk, benches, and a restroom just north of the Town park. The Town also added a restroom facility to the playground in the NE corner of the park.~~

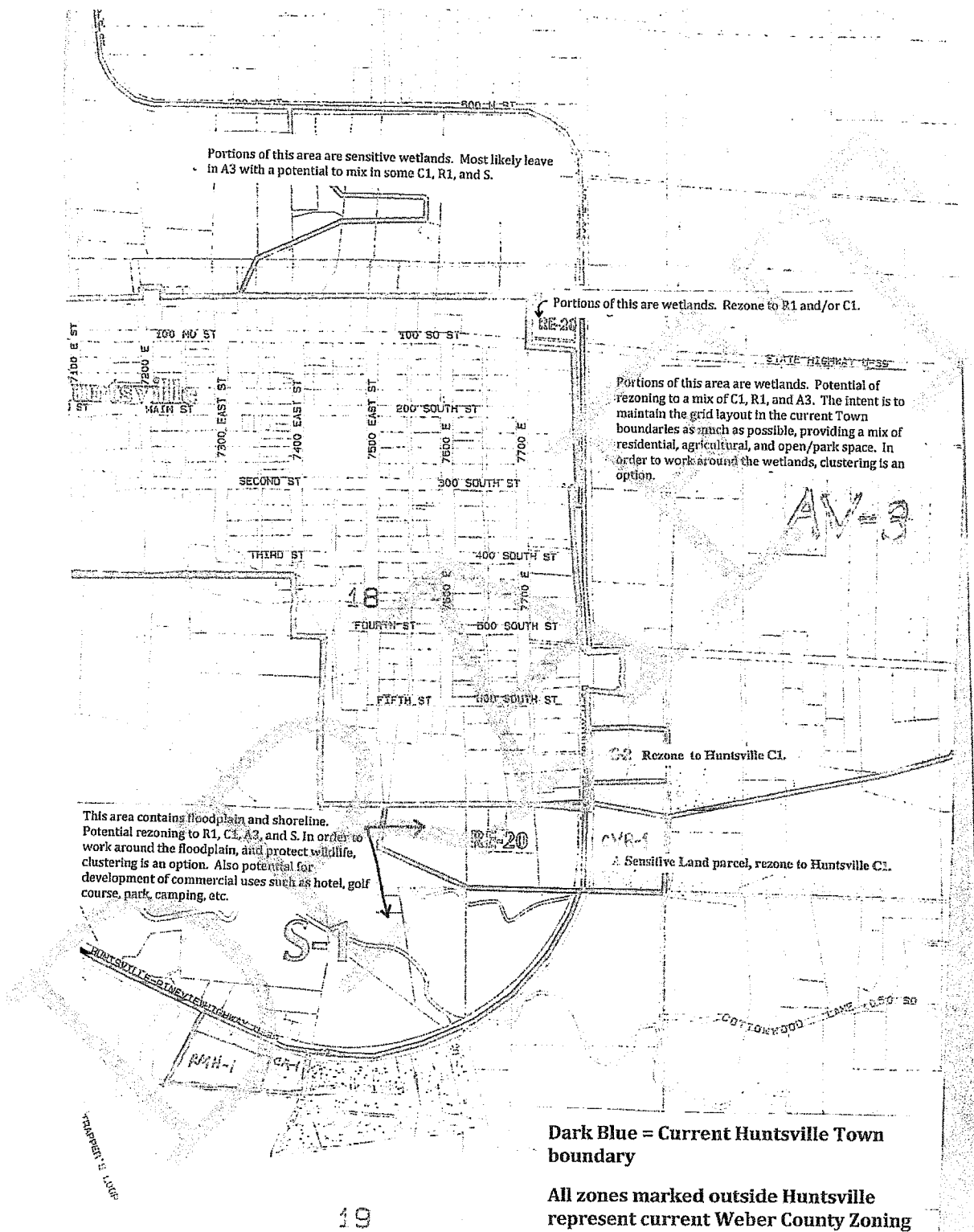


Figure Two – Potential Uses for Land Surrounding Huntsville Town

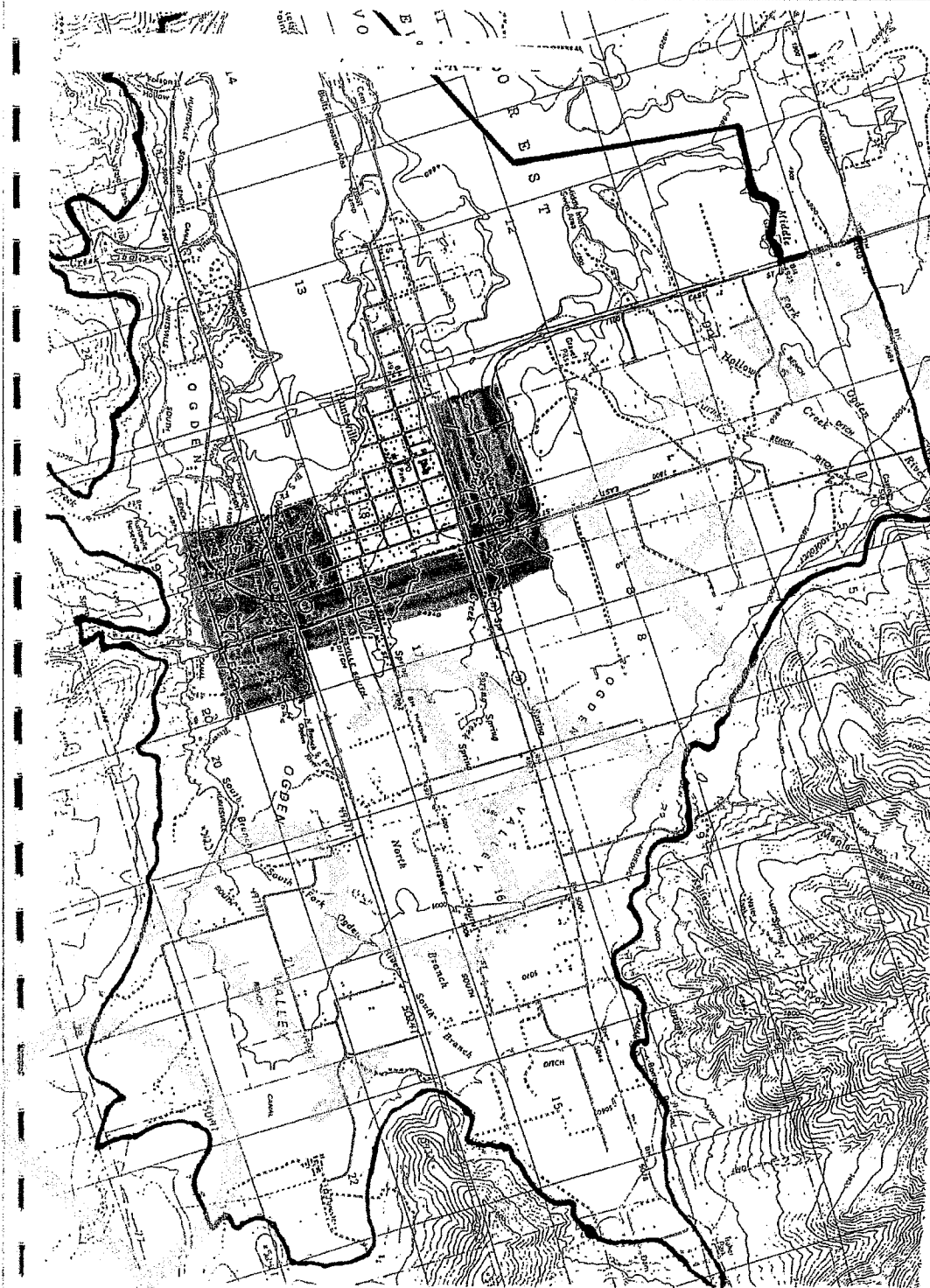


Figure Three – Annexation Proclamation with color shading depicting approximate land areas considered for near-term annexation.

4.3 Increasing Community Involvement of Residents

A broad range of skills exist within the Town's citizenry. Huntsville Town encourages greater involvement of its citizenry in helping to achieve our mutual goals and supports efforts to foster community service, good will, spirit, etc. Many of the amenities that exist in Town would not have been possible without the gracious donation of citizen's time and skills. The annual Fourth of July celebration is well known throughout Northern Utah as an example of a community that lives and plays together. The first ever 2012 Huntsville Utah Marathon was been a resounding success, involving many residents, and promises continues to be a perennial standout event. The Town supports the fostering of activities such as this that brings citizens together in a mutually beneficial manner but with some restrictions on the quantity and size of such events.

4.4 Optimizing the Quality of Public Facilities and Services

Public facilities are important to the residents of Huntsville Town. The Town plans to maintain, improve and develop new facilities in a prudent manner and as budgets allow.

4.4.1 The Town maintenance buildings west of the library were ~~are being~~ replaced with a new Maintenance building funded by a CBDG grant. ~~The building is being erected along the east side of the old on the former Valley School property purchased by the Town.~~ The old maintenance area ~~is currently under a purchase contract with~~ was acquired by the Weber County Library System for use in enlarging their current facilities.

4.4.2 The Ogden Valley Master Plan identifies the possibility of a valley-wide sewage system in the future. The Huntsville Town Council recognized that prudent planning required a detailed definition of the issues and impacts involved. The Town Council, in coordination with the Weber County Commission, agreed to conducting a wastewater collection and treatment capital facilities study, which was completed in 2012. Due to the enormous impact on residents and indefinite benefits to water quality identified in the study results, the Town Council does not support building a Valley-wide sewage system at the present time.



15.10 AGRICULTURAL ZONE A-3

- 15.10.1 Purpose
- 15.10.2 Agriculture Preferred Use
- 15.10.3 Permitted Uses
- 15.10.4 Permitted Uses Requiring Five (5) Acres Minimum Lot Area
- 15.10.5 Conditional Uses
- 15.10.6 Site Development Standards
- 15.10.7 Permitted Signs

15.10.1 Purpose

The purpose of the A-3 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of animals, and to direct orderly low density residential development in a continuing rural environment. This zone requires a three-acre minimum lot size.

15.10.2 Agriculture Preferred Use

Agriculture is the preferred use in this agricultural zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery. No agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

15.10.3 Permitted Uses

- A. Accessory building or use customarily incidental to any permitted or conditional use.
- B. Agriculture, agricultural experiment station; apiary; aviary; aquarium.
- C. Animals or fowl kept for family food production as an accessory use.
- D. Cemetery; chinchilla raising, convalescent or rest home.
- E. Church, synagogue or similar building used for regular religious worship.
- F. Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any rear or side lot line.
- G. Fruit or vegetable stand for produce grown on the premises only.
- H. Golf course, except miniature golf course.
- I. Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.
- J. Home occupations, in accordance with the Huntsville Town Home Occupations Title.
- K. Household pets which do not constitute a kennel.
- L. Parking lot accessory to uses allowed in this zone.
- M. Private park, playground or recreation area, but not including privately owned commercial amusement business.
- N. Private stables, horses for private use only and provided that not more than one (1) horse may be kept for each ten thousand (10,000) square feet of area devoted exclusively to the keeping of horses.
- O. Public building; public park, recreation grounds and associated buildings; public school; private education institution.

- P. Single Family Dwelling.
- Q. Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

15.10.4 Permitted Uses Requiring Five (5) Acres Minimum Lot Area

- A. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.
- B. Fruit and vegetable storage and packing plant for produce grown on premises.
- C. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation, including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:
 - 1. not exceed a density of twenty-five (25) head per acre of used and;
 - 2. be carried on during the period of September 15 through April 15 only;
 - 3. be not closer than two hundred (200) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
 - 4. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation
- D. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income.

15.10.5 Conditional Uses

The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as provided in the Huntsville Town Conditional Uses Title. All other proposed uses will be reviewed on a case-by-case basis by the Huntsville Town Council.

- A. Animal hospital or clinic; dog breeding, dog kennels, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
 - 1. Animal hospital or clinic, or dog training school on a minimum of three (3) acres and not exceeding 10 dogs of more than 10 weeks old per acre at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line.
 - 2. Dog breeding and dog kennels on a minimum of three (3) acres, as an accessory use to a single family dwelling, limited to 10 dogs of more than 10 weeks old. Any building or enclosure for the dogs shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line, as well as being located not closer than 40 feet from the residence and not closer than 70 feet from the nearest adjacent residence.
- B. Child day care
- C. Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
- D. Home occupations - with visiting clientele.
- E. Planned Residential Unit Developments (PRUDs) are not allowed in this zone.



- F. Private park, playground or recreation areas not open to the general public and to which no admission charge is made, but not including a privately owned commercial business.
- G. Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than ten (10) horses per acre of land devoted exclusively to the keeping of the horses.
- H. Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre.
- I. Public storage facilities developed by a public agency and meeting the requirements of this Land Use Ordinance.
- J. Public Utility Substations in accordance with the Huntsville Town Public Utility Substations Title.
- K. Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.
- L. Residential Facility for Handicapped Persons.
- M. Residential Facility for Elderly Persons.
- N. School bus parking, provided the vehicle is parked at least 30 feet from a public street.
- O. Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.
- P. The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than three (3) acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street.
- Q. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off-premise contract work by the owner resident of property of not less than five acres in area.
- R. Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.
- S. Cluster Subdivisions in accordance with the Huntsville Town Cluster Subdivisions Title.

Project: Residence for Stephanie Nadea

Parcel #241380001
272 South 7700 East
Huntsville, Utah
Contact: Jeremy Roberts

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2017 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
- 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2018 EDITION OF THE INTERNATIONAL FIRE CODE

SHEET INDEX:

- G01 - TITLE PAGE
- S101 - SITE PLAN
- S102 - SWPPP PLAN
- A101 - MAIN FLOOR PLAN
- A102 - LOWER FLOOR PLAN
- A201 - EXTERIOR ELEVATIONS
- A202 - EXTERIOR ELEVATIONS
- A301 - CROSS SECTION
- E101 - MAIN FLOOR ELECTRICAL PLAN
- E102 - LOWER FLOOR ELECTRICAL PLAN

SQUARE FOOTAGE INDEX:

- MAIN FLOOR: 1566 SQ. FT.
- LOWER FLOOR: 1428 SQ. FT.
- SCREENED PORCH: 154 SQ. FT.
- PORCH: 188 SQ. FT.
- PATIO: 256 SQ. FT.

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, CHALKING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION.
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS. IF A SITUATION IS NOT TYPICAL, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING PRIOR TO PROCEEDING. NEVER PROCEED WITH CONSTRUCTION IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT. CONTACT DESIGNER FOR CLARIFICATION BEFORE PROCEEDING.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES. PLUMBING, HVAC, PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC, PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. 'TYP' OR 'TYPICAL' AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEPT AND NOTED 'TYPICAL' ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNDISTURBED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPEARANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OR AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AND STORAGE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOLS OUT OF THE WAY.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT. SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DESTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCIDENT WEATHER.
23. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS IN THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED.
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Stephanie Nadea

General Contractor:
Jeremy Roberts
RPM Construction

Nadea Residence
Lot #1 Bill White Minor
272 South 7700 East
Huntsville, Utah

SHEET NO:
G101
DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

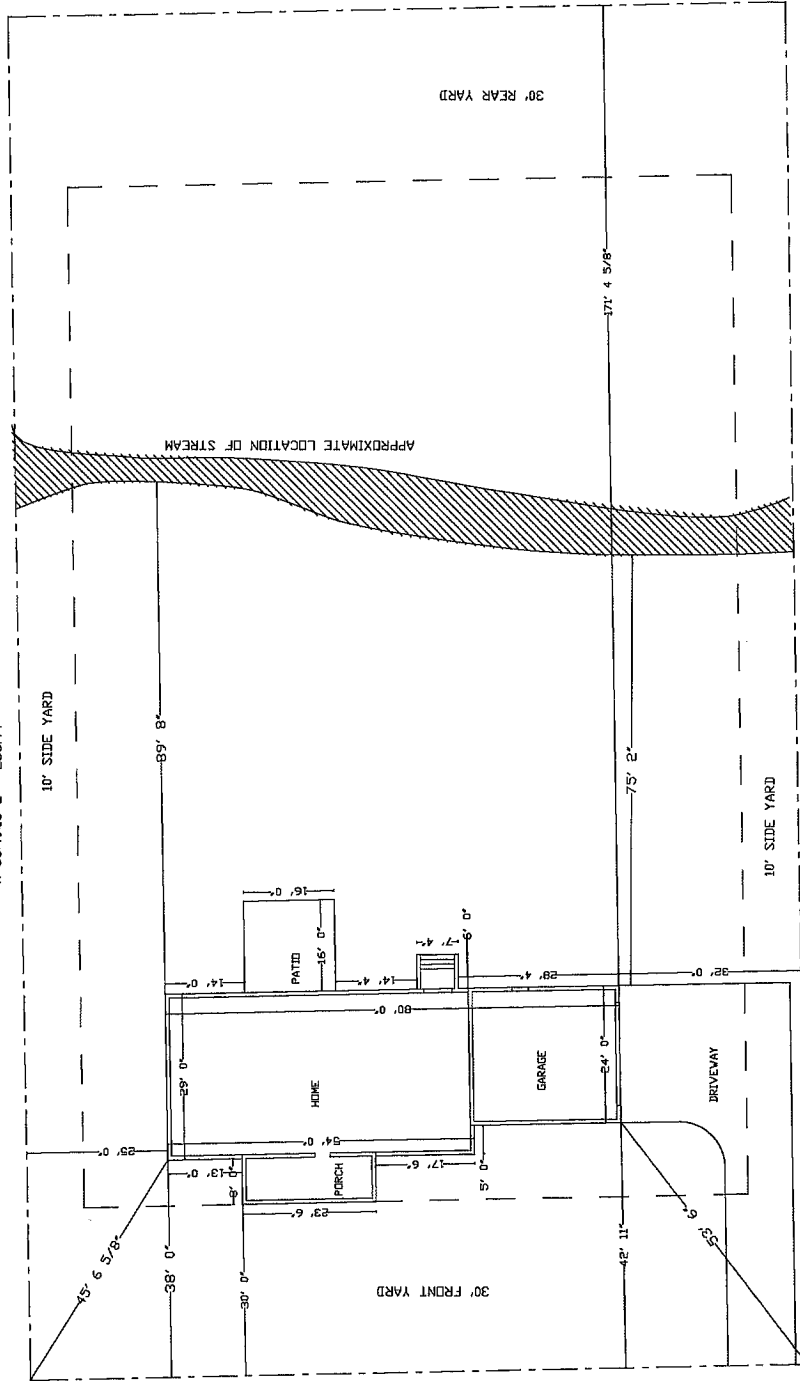
Creative Line
LLC
CreativeLinePlans.com
©Ashlie Hull
801.628.7041

7700 EAST STREET

N 01:06:12 W 137.03'

N 88:49:16 E 238.44'

S 88:49:16 W 238.26'



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

Note: Surface drainage shall be diverted to a storm sewer, conveying or other approved part of collection in lot to surface water away from foundation walls. The grade away from foundation walls shall be a minimum of 6 inches within the first 10 feet (on 2% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (on 2% slope). A minimum of 6 inches of compacted fill shall be provided for all foundation walls. The fill shall be compacted to a minimum of 95% relative compaction. The fill shall be placed in 6 inch lifts. The foundation walls must slope a minimum of 1/4" per foot away from walls.

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

Note: Gravel bags for equivalent BMP to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Barbs or spikes may be required along property lines to prevent animals from entering onto adjacent lots. Final grading shall be done with adjacent lots.

Note: A hard concrete subgrade must be provided at the site for all lined concrete subgrade or heavily worn subgrade on the ground is prohibited.

Nadea Residence
272 South 7700 East
Huntsville, Utah
Area: 32,661 Sq. Ft.
Scale: 1" = 10'

Property Line
Building Setbacks

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

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801.655.7941

NADEA RESIDENCE
Lot #1 Bill White Minor
272 South 7700 East
Huntsville, Utah

General Contractor:
RPM Construction
Jeremy Roberts

Homeowner:
Stephanie Nadea



pd-Receipt #8260

LAND USE PERMIT

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

Tax ID # 24-138-0001

Address of Structure 272 South 7700 East

Name & Address of Owner/Owners Stephanie Nadea

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10/22/2020

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: lot # Meets

set backs & height. Wastewater approved by
Weber-Morgan Health.

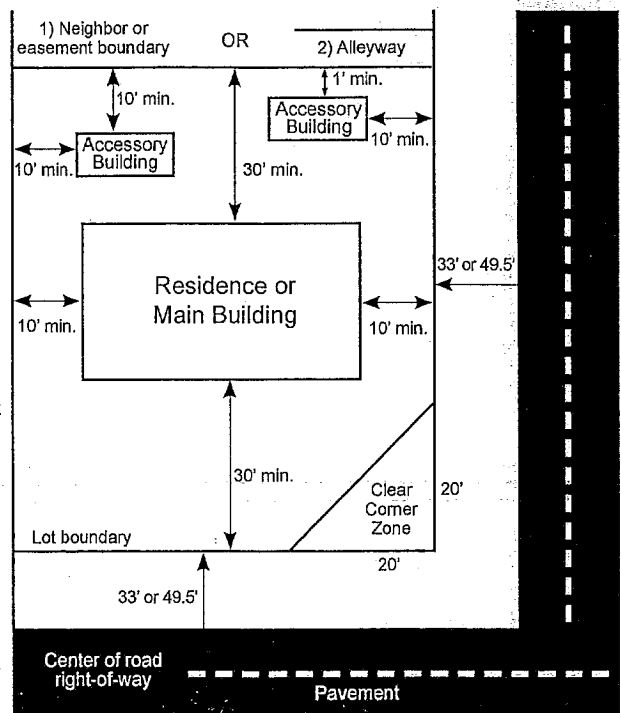
Dorey ZM
Huntsville Planning Commission Chairman

Snader
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



Homeowner:
Jerry & Sandy Hunter

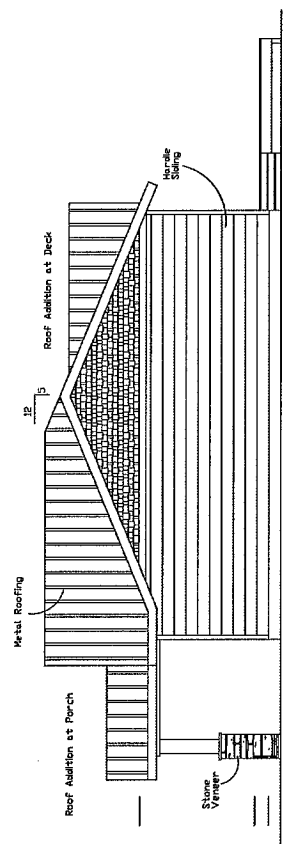
General Contractor:

THE HUNTER RESIDENCE
ROOF ADDITION PLAN
7635 East 600 South
Huntsville, Utah

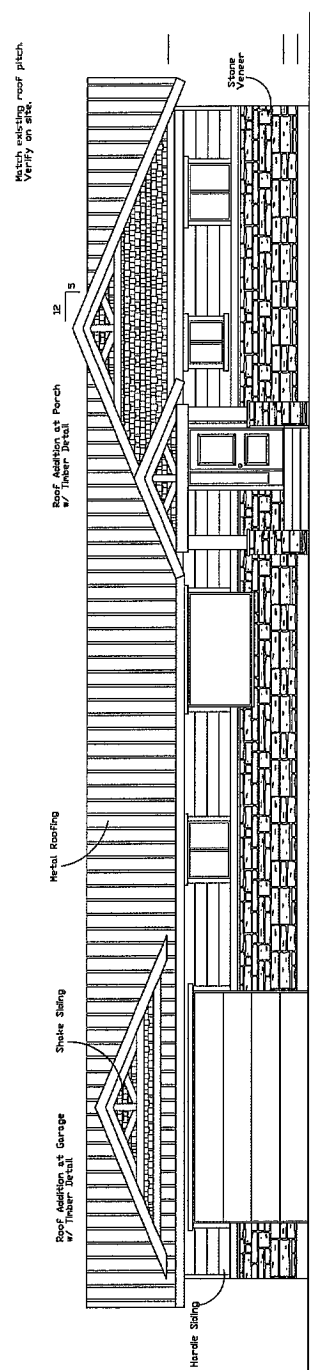
SHEET NO:
A201
DESCRIPTION:
EXTERIOR ELEVATION

Scale: 1/4" = 1 Foot

Creative Line LLC
CreativeLinePlans.com
Ogden, Utah
801.668-7041



Right Elevation



Front Elevation

Homeowner:
Jerry & Sandy Hunter

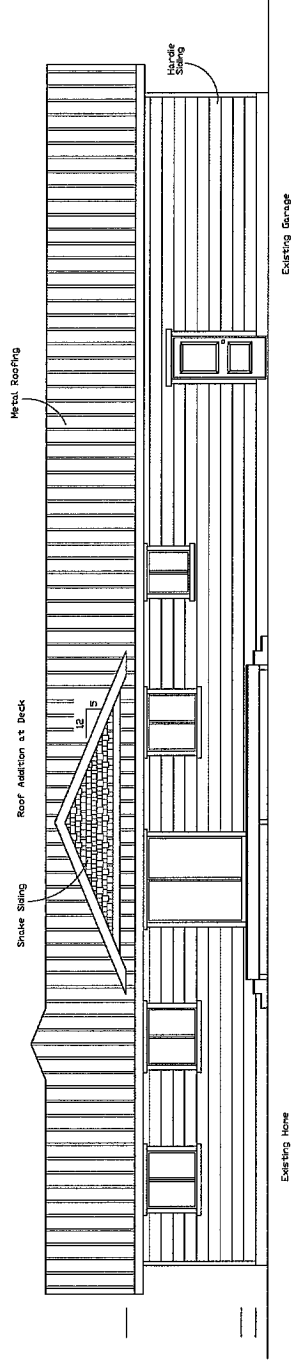
General Contractor:

HUNTER RESIDENCE
ROOF ADDITION PLAN
7635 East 600 South
Huntsville, Utah

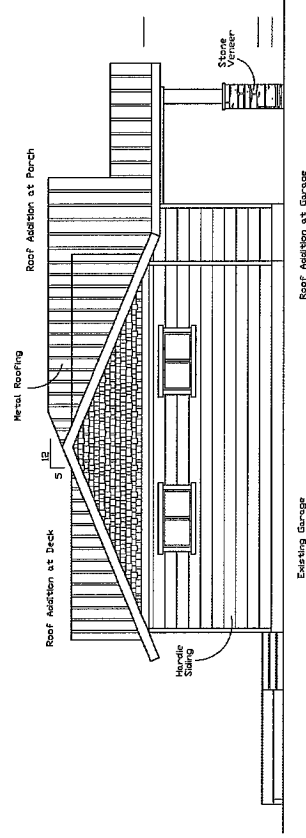
SHEET NO:
A202
DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

Creative
Line
LLC,
Residential Home
Solutions
CreativeLinePlans.com
Ashlie Hull
801 628-7041

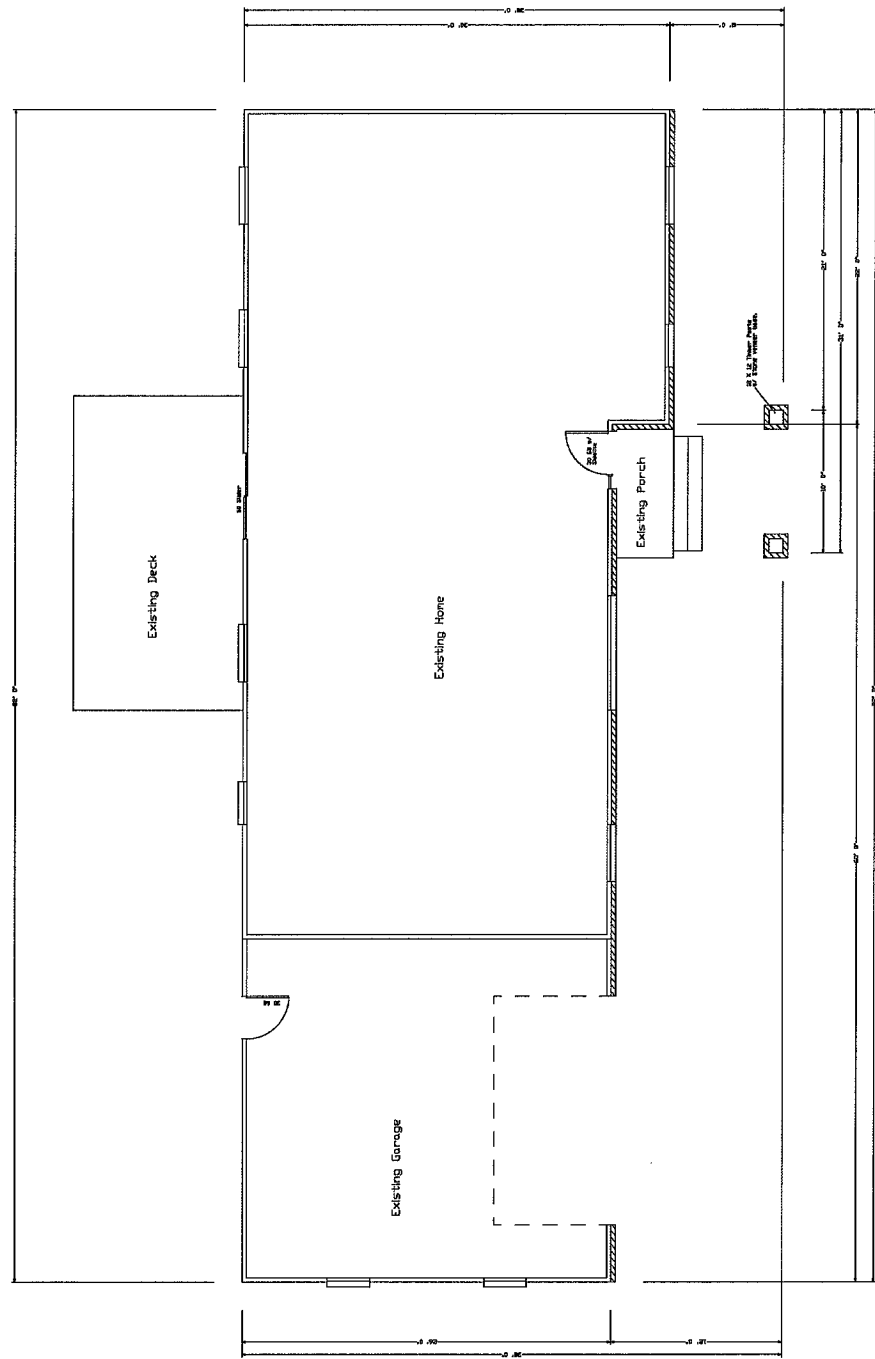


Back Elevation

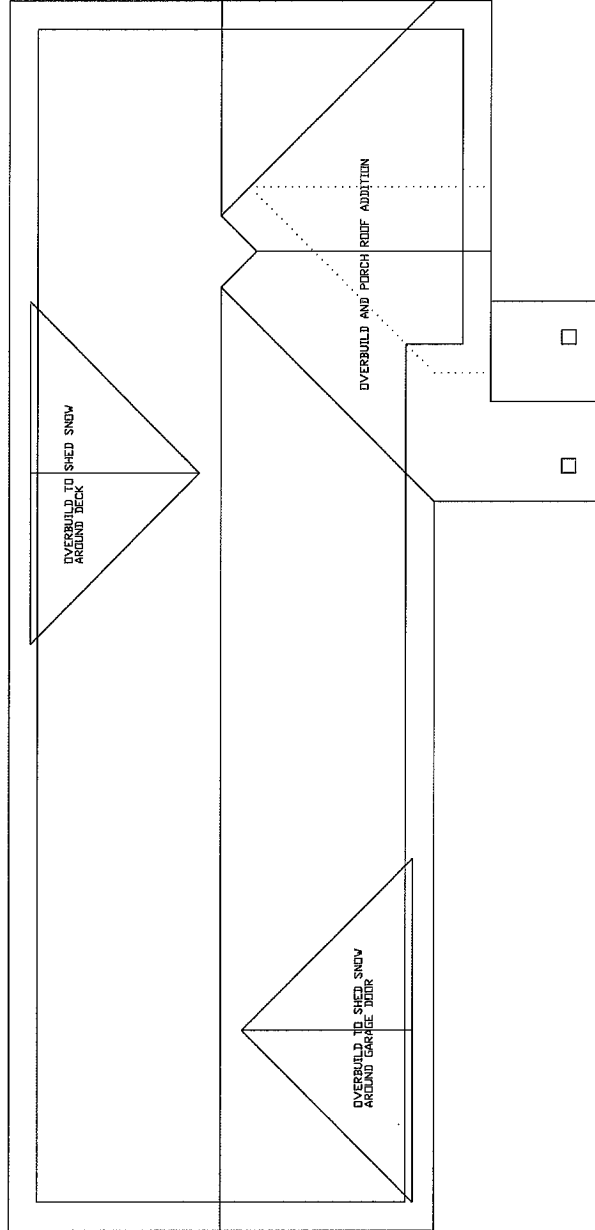


Left Elevation

Homeowner: Jerry & Sandy Hunter	General Contractor: [Redacted]	Hunter Residence RDOF Addition Plan 7635 East 600 South Huntsville, Utah	SHEET NO: A101
			DESCRIPTION: MAIN FLOOR PLAN
Scale: 1/4" = 1 Foot			Creative Line LLC Duxton, Home Solutions CreativeLinePlans.com ©Ashlie Hull 801 668-7041



Main Floor Plan



Roof Plan

Scale: 1/4" = 1 Foot

SHEET NO:

1331
302

DESCRIPTION	AMOUNT
...	...

DESCRIPTION: RUFF PI AN

HUNTER RESIDENCE
ROOF ADDITION PLAN
7635 East 600 South
Huntsville, Utah

General Contractor

Homeowner:
Jerry & Sandy Hunter

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



LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

Tax ID # 240180040

Address of Structure 7635 E 600 S

Name & Address of Owner/Owners Sandy Hunter & Jerry Hunter

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10/22/2020

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: N/A

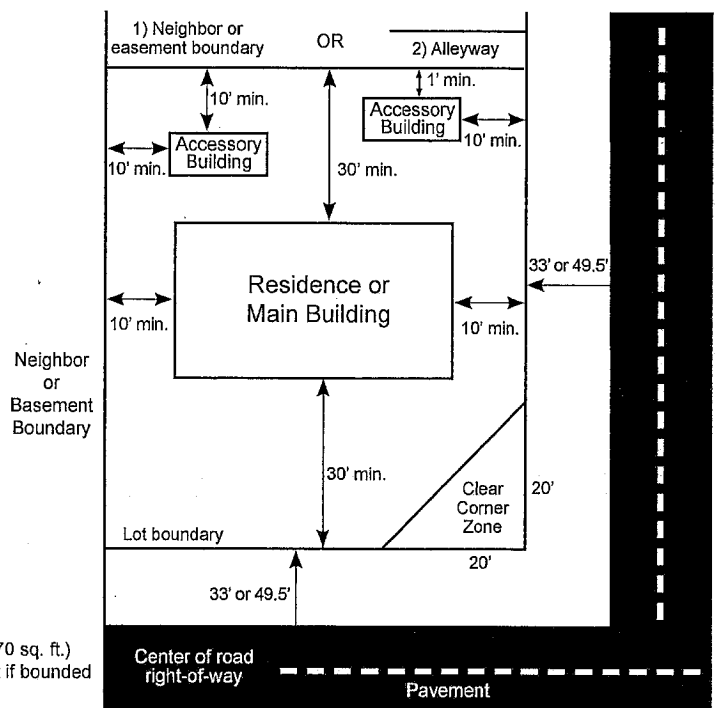

Huntsville Planning Commission Chairman

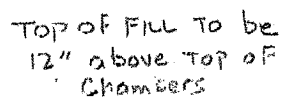
Property Owner Signature

"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





4:1 slope

10'

Not to
scale

Top of Ground

NOT TO SCALE

4:1 Stop



LAND USE PERMIT

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

Tax ID # _____

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.

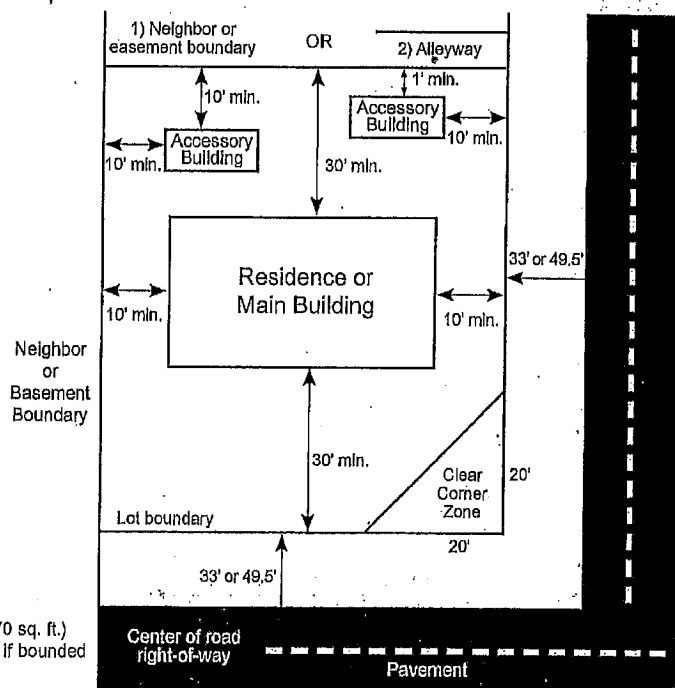
[Signature]
Huntsville Planning Commission Chairman

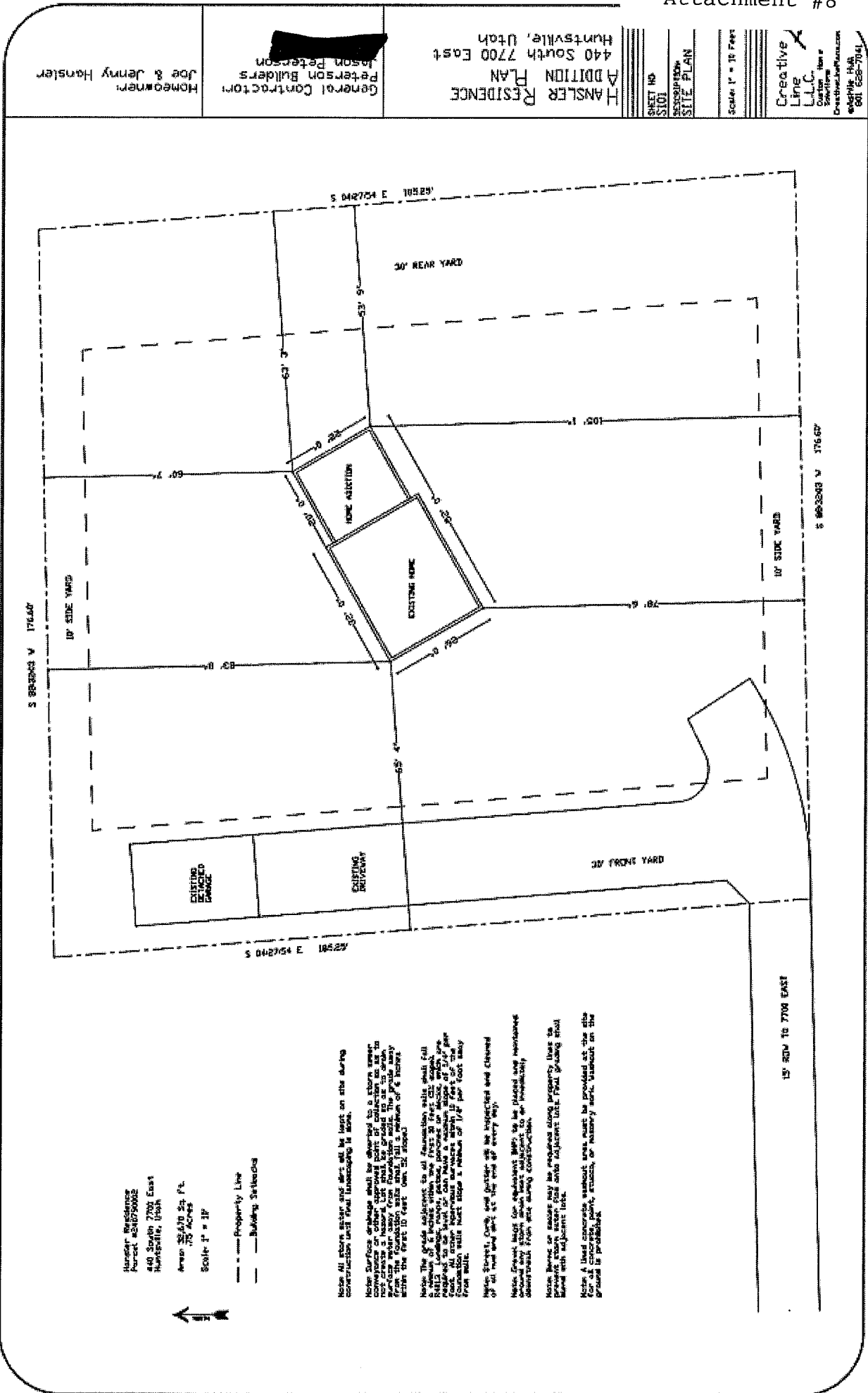
[Signature]
Property Owner Signature

"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





Hansler Residence
 Permit #20170002
 440 South 7700 East
 Huntsville, Utah
 Area: 35,670 Sq. Ft.
 .75 Acres
 Scale: 1" = 10'

--- Property Line
 --- Building Footprints

Note: All above notes and all other notes shall be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be directed to a storm sewer or other approved drainage system. No surface water shall be allowed to stand on the site for more than 24 hours. The grade shall be maintained at or below the existing grade within the first 10 feet.

Note: The grade adjacent to all foundation walls shall fall within 12 inches of the existing grade. The foundation walls shall be constructed of concrete or masonry. The foundation walls shall be finished with a minimum of 1/2" per foot slope.

Note: Slopes, cuts, and ditches shall be inspected and cleared of all mud and dirt at the end of every day.

Note: Gravel must be placed and maintained in the areas of the foundation walls and immediately adjacent to the foundation walls during construction.

Note: Berms or mounds may be required along property lines to prevent erosion. The berms shall be constructed of soil and shall be maintained until final grading shall be completed.

Note: A level concrete walkout area must be provided at the site for all concrete, paint, stains, or masonry work. Walkout on the ground is prohibited.



LAND USE PERMIT

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

Tax ID # 240790002

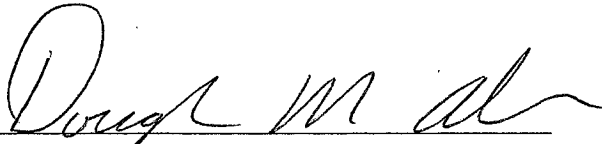
Address of Structure 440 S7700 East

Name & Address of Owner/Owners Joe & Jenny Hansler

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10/22/2020

Set Backs Approved: Yes ☒ No ☐

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

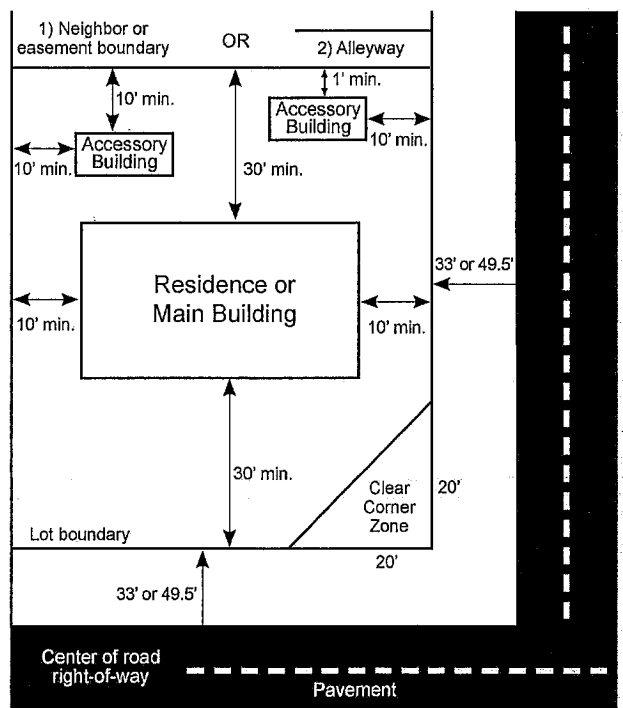

Huntsville Planning Commission Chairman

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



**Title 4 – Land Use Permits**

than 200 square feet that does not include any combination of electrical, gas, mechanical, or plumbing features. No building permit is required for a new structure less than 200 square feet unless electrical, gas, mechanical, or plumbing installation is required; then the owner or authorized agent must follow the requirements of 4.2.2.2 New Structures 200 Square Feet or Greater.

4.2.2.2 New Structures 200 Square Feet or Greater

Any owner or authorized agent who intends to engage in new construction of a structure with a footprint 200 square feet or greater shall only commence work after first, having received a Land Use Permit from the Huntsville Planning Commission, and then, secondly, upon issuance of a Building Permit from the Huntsville Building Official or authorized delegate of the Huntsville Building Official. Exceptions to this rule can be found in 4.2.3 Remodel Permit or 4.2.4 Self Performed Remodel Permit – Residential.

4.2.3 Remodel Permits⁶

For the sake of the safety of the public, any structure owner or authorized agent who intends to install, alter, remove, convert or replace any existing electrical, gas, mechanical or plumbing system, the installation of which is regulated by the adopted Huntsville Town Building Official. Minor replacement or repair of such systems, especially to replace like kind (i.e., replace a water faucet, light switch, light fixture, toilet, etc.), replacement of roof shingles or siding does not require a permit. If the land use change involves excavating, an excavation permit may be required as specified in Title 17. Exception to these requirements can be found in 4.2.4 Self Performed Remodel Permit – Residential.

4.2.4 Self Performed Remodel Permit – Residential⁷

A Self-Performed Remodel Permit can be granted by the Huntsville Town Building Official or their designee if all the following stipulations are met:

- a. A Land Use Permit is obtained from the Huntsville Planning Commission.
- b. Work is for a remodel/repair of an existing home or for the construction/remodel/repair of an auxiliary building greater than 200 square feet (electrical and plumbing changes for any size building). If more than 25% of the square footage of the home or auxiliary building is over 200 square feet it will be considered as a new construction and will require a Remodel Permit.
- c. Work is self-performed by the owner or a close associate. This means that no compensation either monetarily or in kind for work performed on the project can be tendered.
- d. The homeowner declares on this form all of the work that will be performed on the project receiving the Self-Performed Remodel Permit.
- e. The home owner certifies by signing the permit that they will abide by all of the Utah State construction Code requirements in the construction of their project (including all applicable stamped plans by professionals licensed by the State of Utah).

² Title 4.2: Land Use and Building Permits Required was divided into five separate paragraphs for clarifications.

³ Title 4.2.1 Amended 12-19-2019: Several grammar edits. In addition to sentence added regarding “the only exception to this requirement is for the construction of a structure under 200 square feet that does not contain any combination of electrical, gas, mechanical, or plumbing features, as explained in 4.2.2.1.

⁴ Title 4.2.2.1 Added 12-19-2019: Added addition guidelines for New Structures Less than 200 Square Feet

⁵ Title 4.2.2.2 Added 12-19-2019: Added section on New Structures 200 Square Feet or Greater.

⁶ Title 4.2.3: Amended 12-19-2019: Cleaned up wording and made reference to 4.2.4 Self Performed Remodel Permit – Residential.

⁷ Title 4.2.4: Amended 12-19-2019: Clarified Land Use Permit Required as part of the process.