

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

MEETING DATE: April 17th, 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: McPherson Family

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

2-Discussion and/or action on Land Use Permit for Revision for McPherson, 395 S 7700 E.
Parcel # 240100001.

The McPhersons were present to speak on behalf of their Land Use Permit. They had a land use permit approved by the PC several months ago. When they went to start their project and stake the home they realized the shed, that is existing, on the property, was closer to the home then they preferred. The McPherson's are requesting a change to their land use permit and would like to adjust their home about 14 feet towards 400 S.

Chairman Allen cautioned the McPherson's about the shed that is existing on the property is actually outside the setback. It would be considered "grandfathered" in as an existing structure, but if they decided to move the shed it would need to come into compliance with current code.

The PC referenced Town code 15.6.4 E as it pertains to corner lots as the property in questions is a corner lot. The PC concluded that the revised site plan was allowable.

PCM Songer motioned to approve Land Use Permit Revision for McPherson, 395 S 7700 E. Parcel # 240100001. PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Songer Commissioner Poulter
<u>NAYS:</u>	

3-Approval of minutes for Planning Commission meeting March 27th 2025.
(See Attachment #1)

Chairman Endicott motioned to table the minutes from March 27th 2025. PCM Poulter seconded the motion. All Votes Aye. Motion Passes

Steve left the meeting 6:45

4-Sandy's TC Updates

Sandy questioned the code 15.6.4 and the issue addresses in #2 on the agenda. The PC discussed the application and interpretation of the code 15.6.4 E. It was decided that section 15.6 should be looked at and the PC can decide whether they would like to adjust the side setback on a corner lot.

Sandy informed the PC of an issue with some property in town that are looking to do a subdivision. There was a discussion on the lot, that could be made into a corner lot, with the subdivision. The PC further discussed the setbacks on a corner lot. There was agreement that they would like to see the side setback on a corner lot adjusted to 20 feet off the side property line for any part of the garage or home.

5-Public Comment. There were none

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

7-Motion to adjourn.

Chairman Enticott made a motion to adjourn the meeting. PCM Poulter seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 7:07 p.m.

Shannon Smith, Clerk

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: March 27th, 2025
PLACE: Huntsville Town Hall
 7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: Larry and Shannon Taylor, Zoom participants

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

2-Approval of minutes for Planning Commission meeting February 27th, 2025.
(See Attachment #1)

PCM Poulter motioned to approve the amended minutes from February 27th, 2025. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3- Discussion and/or action of Land Use Permit for Stevenson addition. 241 S. 7600 E, Parcel #240100018 (See attachment #2)

The Planning commission discussed the project as presented. The property owners were not able to be present at the meeting. The planning commission had several questions about the project. The site plan and letter as submitted indicated there was a garage and livable area to be added onto the home. The Planning Commission questioned the use of the structure and the structure

Agenda Item was dismissed as this property is located out of the Town boundaries in the jurisdiction of Weber County.

6) Discussion and/or action on Land Use Permit for Sage lot 17, New home build and detached garage 273 S. 7900 E., Parcel #211770017 (See Attachment #5)

The property owner was on Zoom to represent this project. Shannon provided the subdivision plat map for the Sage community. Which shows all lots and delineated wetlands as well as buildable envelope. Chairman Endicott clarified the height restriction of 35 feet.

PMC Poulter motioned to the Land Use Permit for Sage lot 17, New home build and detached garage 273 S. 7900 E., Parcel #211770017. PCM Henderson seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
NAYS:	

7- Sandy's TC Updates

12-Public Comment. There were none.

13-Chairman's Remarks. Chairman Endicott commented on the progress in Sage. As well as other building in town.

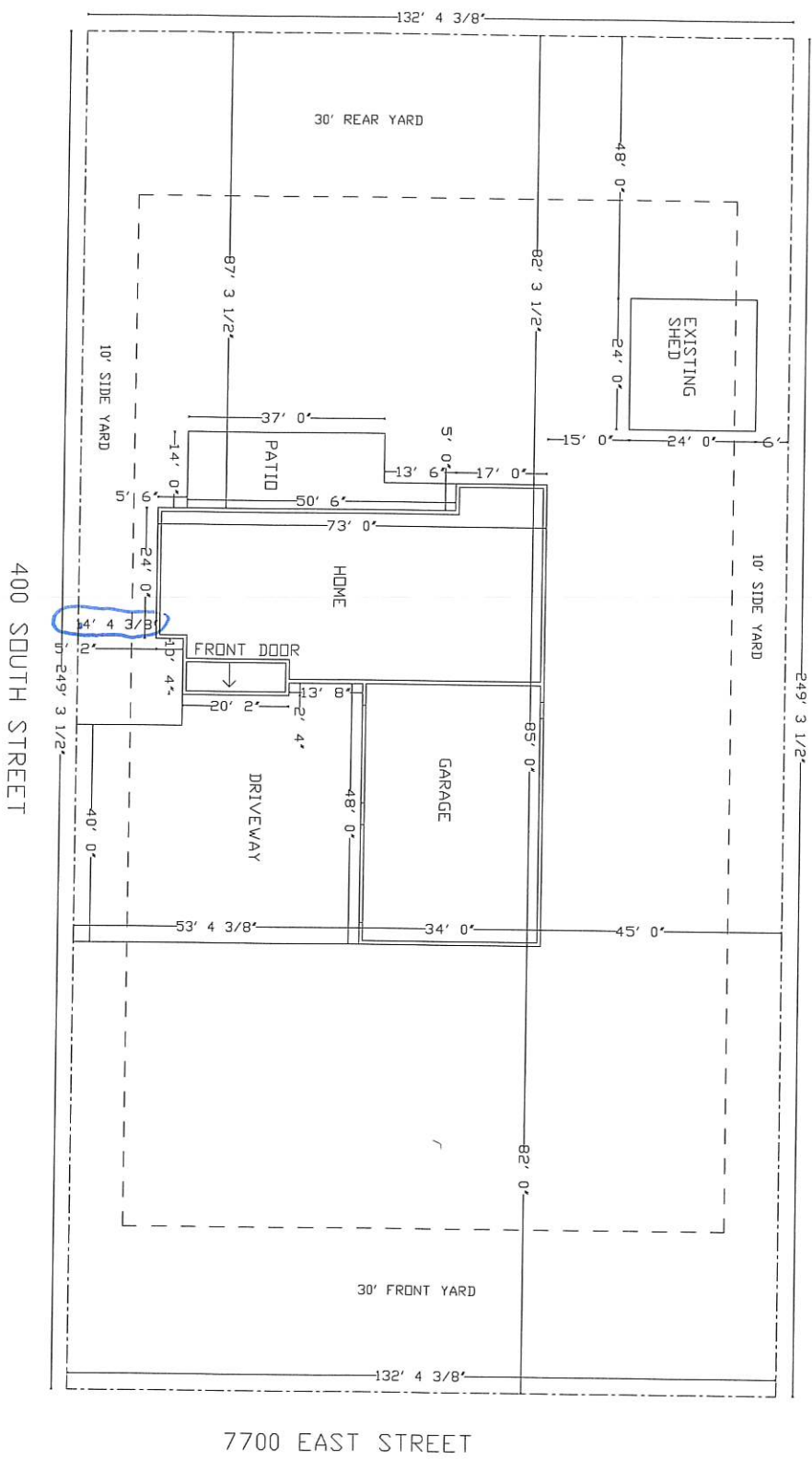
14-Motion to adjourn.

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

Meeting is adjourned at 7:18 p.m

Shannon Smith, Clerk

Re Meeting 4.17.25
 Attach. # 2



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

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to prevent surface water from ponding on the site. The surface water shall be graded so as to drain from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). All foundation walls shall be required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of 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: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.

McPherson Residence
 Parcel #24010001
 395 South 7700 East
 Huntsville, Utah

Area: 43,557 Sq. Ft.
 .99 Acres

Scale: 1" = 10'

Property Line
 Building Setbacks

Creative Line L.L.C. 801 628-7041 creativeline.com	SHEET NO. S101 DESCRIPTION: SITE PLAN Scale: 1" = 10 Feet	MCPHERSON RESIDENCE 395 South 7700 East Huntsville, Utah	General Contractor:	Homeowner: Corbin & Murphy McPherson
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