

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

MEETING DATE: April 29, 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 11:00 a.m.

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

Citizens: Brent Keller, Esther Hansen, Zoom- Jared Anderson and Miles from Cadence Homes

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

2) Discussion and/or action of Land Use Permit revision for Hanson new home build.
273 S 7900 E (Sage lot 17) Parcel # 211770017 (See attachment #1)

Jared was present via Zoom to explain his revised site plan. Jared explained that he had to move the house on his property due to topography issues and water table concerns. The house was initially placed on the north end of the lot, but after the snow melted, he realized it needed to be moved to the south to better utilize the elevation and avoid water table issues. The new location respects the setbacks and is more centered on the lot. The adjustments were made to improve the drainage of the driveway and to better fit the house on the property.

TC member Hunter reminded the PC about the buildable envelopes in the Sage subdivision and that the PC should review these envelopes when reviewing site plans. The site plan for this lot does not contain wetlands, and there is no designated building envelope.

PCM Larsen motioned to approve the Land Use Permit revision for Hanson new home build. 273 S 7900 E (Sage lot 17) Parcel # 211770017. 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 Larsen Commissioner Poulter Commissioner Ferre
<u>NAYS:</u>	

3) Discussion and/or action of Land Use Permit revision for Larsen new home build, 335 N. 6700 E, Parcel # 201850002 (See attachment #2)

Brent Keller was present to discuss the Larsen Home. The Larsen home site plan was originally approved in June last year. The site plan has been tweaked to address privacy concerns and accommodate the owner's family. The changes include moving the master bedroom to the top level and adding an elevator. The family, who will be residing at the home has 9 children, is excited to be part of the Huntsville community and is committed to moving forward despite the owner's health concerns.

Huntsville and Miles discussed the setbacks and dimensions of a building project, with Huntsville confirming that everything was within the set parameters. They also discussed the timeline of the project, which had been on hold for several months before being awarded to Keller Homes. TCM Hunter inquired about the square footage and height of the building, which was confirmed to be 12,500 square feet and 35 feet 7 inches tall, respectively.

TCM Hunter calculated the coverage to be about 19%, which is within code. The PC also discussed the elevation of a structure, deciding it needed to be dropped by 7 inches and ensuring it met the height restriction of 35 feet maximum. They agreed to have the architect issue a revision for documentation purposes.

PCM Poulter motioned to approve the Land Use Permit revision for Larsen new home build, 335 N. 6700 E, Parcel # 201850002, with the restriction that the height does not exceed 35 feet from the average natural grade. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

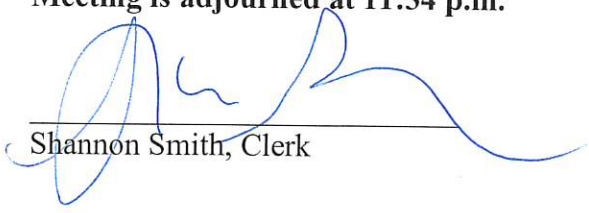
<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Songer Commissioner Larsen Commissioner Poulter Commissioner Ferre
<u>NAYS:</u>	

4-Public Comment. Esther Hansen was present because she was under the impression that the land across the street from the post office was up for discussion. That item was not listed on the agenda for this meeting.

5-Motion to adjourn.

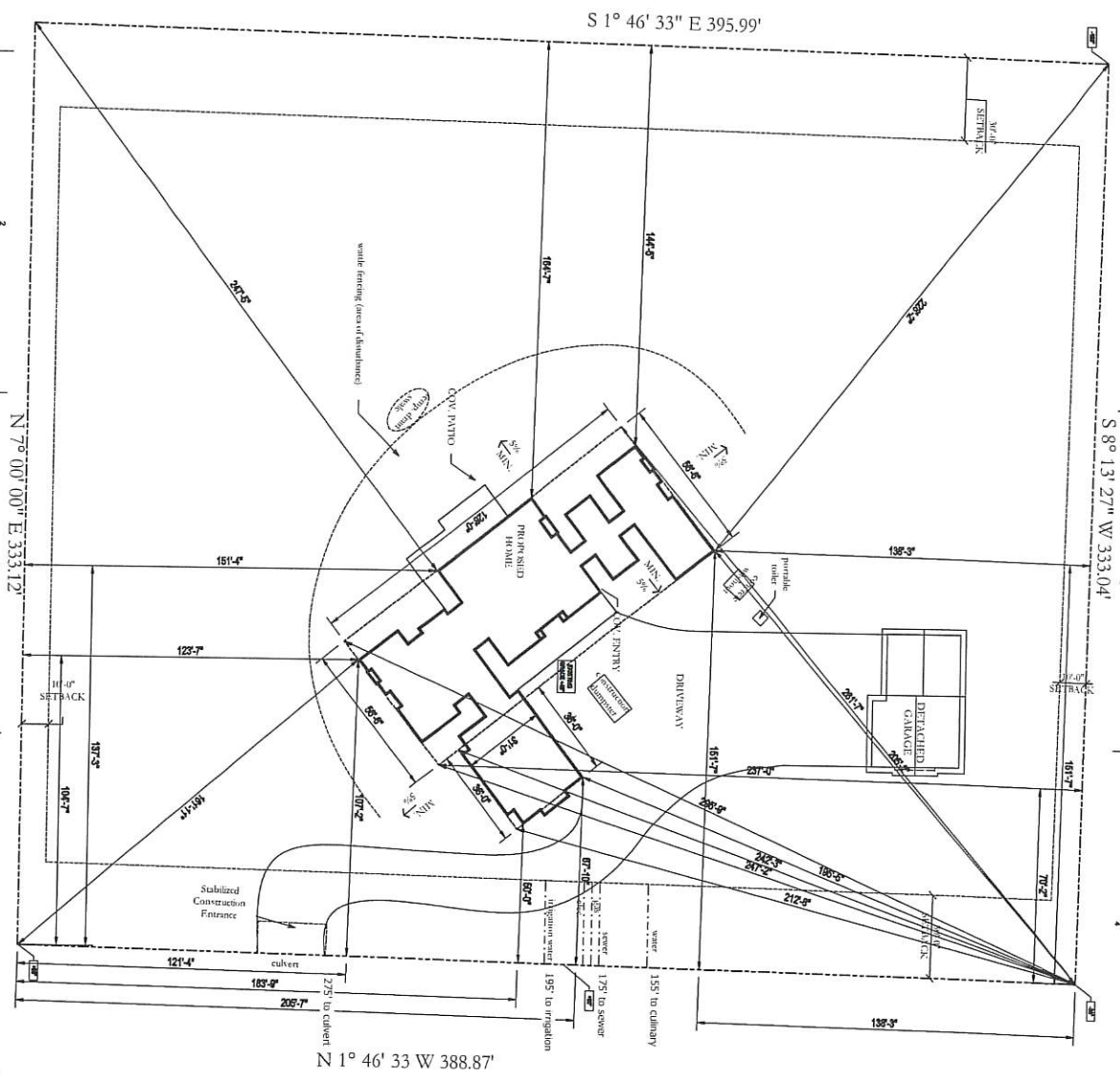
PCM Poulter made a motion to adjourn the meeting. PCM Larsen seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 11:34 p.m.



Shannon Smith, Clerk

PC Meeting 4.29.25
 Aiken #1



7900 EAST STREET

A SITE PLAN
 SCALE: 1" = 20'-0"

- GENERAL SITE NOTES**
- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTH OR LOCATION OF UTILITIES.
 - THE EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTH OR LOCATION OF UTILITIES.
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revised 4/12/25

	CADENCE HOMES - (HANSON HOME) HUNTSVILLE UTAH 273 S 7900 E STREET SAGE	2501 N. THOMPSON DRIVING WAY STEARNO LEHI, UTAH 84043 BLUR: 801.788.0803 FAX: 801.410.1888 EMAIL: RYAN@CADENCEHOMES.COM	
	PREP: 11/20/24 DATE: 03/28/25 BY: TAYLORSON FOR:		



LAND USE PERMIT

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

\$150

Tax ID # 211770014

Address of Structure 223 ~~201~~ S. 7900 E (Lot 17)

Name & Address of Owner/Owners Swland Hanson

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 2-27-25 / revised 4/29/25 -

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Note that
lighting code was discussed via email

[Signature]

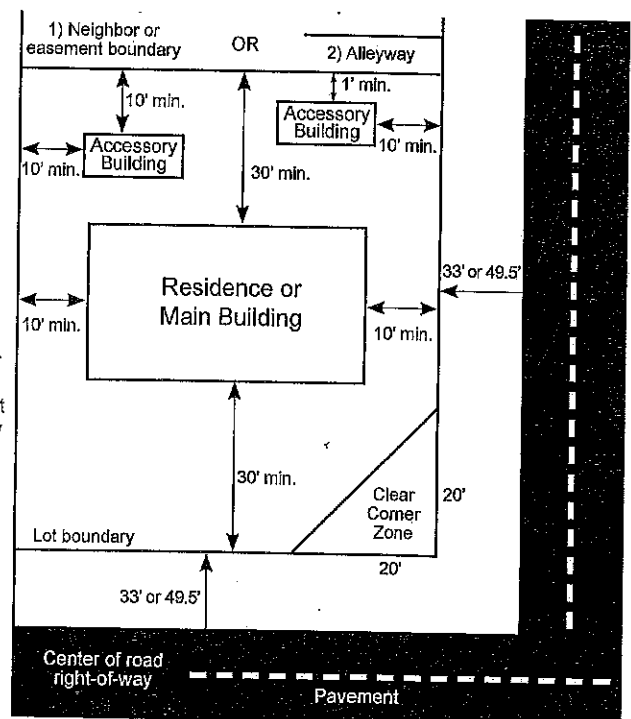
Huntsville Planning Commission Chairman

Property Owner Signature

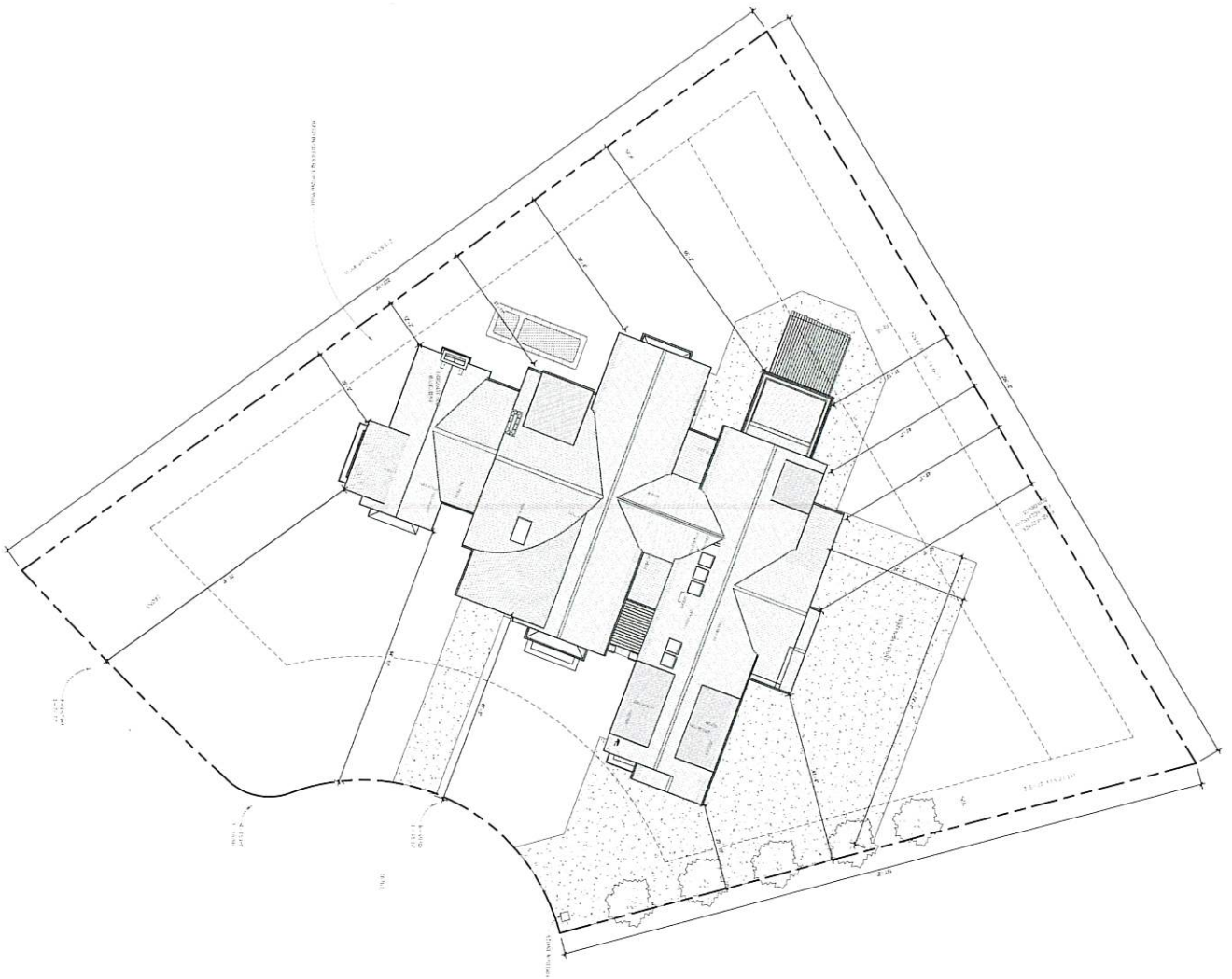
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit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

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



PC Meeting 4.29.25
Attn: #2



SHEETNOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH BUILDING CODE AND THE UTAH LANDSCAPE ARCHITECTURE CODE.

KEYNOTES

milieu
DESIGN
1575 N 1000 W, SUITE 200
SALT LAKE CITY, UT 84119
408.732.8844
www.milieu-design.com

LARSEN, MICHELLE & DAVID

LARSEN RESIDENCE
335 N 6700 E Huntsville, UT

Revised
4/24/25

01 SITE
SCALE: 1" = 10'-0"



DATE: 04/24/25
BY: [Signature]
CHECKED: [Signature]
CONTRACTOR REVIEW SET



LAND USE PERMIT

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

2024-0028
\$ 150
BLDG Permit
- permit

Tax ID # 201850002

Address of Structure 335 N. 6700 E Huntsville

Name & Address of Owner/Owners Dave + Michelle Larsen

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6/25/2024 revised 4/29/25

Set Backs Approved: Yes ☒ No ☐

No concrete sidewalk required in the set back

Any special stipulations and conditions of the Site Plan Review:

Height restricted to 35 feet for structure

4/29/25

Huntsville Planning Commission Chairman

Property Owner Signature

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

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Huntsville Town Residential Zone Setbacks

