

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

MEETING DATE: May 22nd, 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	Excused
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Excused
John Henderson	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Micheal Thorne, Kurt Wilson, Jana Watt, Mr. and Mrs. James McKay, Mr. and Mrs. Taylor.

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

2- Approval of Minutes from March 27th 2025. (See Attachment #1)

PCM Poulter motioned to approve the minutes from March 27th 2025. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3- Approval of Minutes from April 17th 2025. (See attachment #2)

PCM Poulter was concerned about amount of detail in the minutes. She would like to see more detail of the PC discussions

PCM Poulter motioned to approve the amended minutes from April 17th 2025. PCM Henderson seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

4- Approval of Minutes from April 29th 2025. (See attachment #3)

PC Chair Endicott motioned to approve the minutes from April 29th 2025. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5- Discussion and/or action of Land Use Permit for Watts Outdoor Pavilion, 6820 E 200 S, Parcel # 240170002. (See attachment #4)

Jana Watts was present to speak on behalf of their project. They are constructing an outdoor pavilion to replace a structure that was previously damaged by the snow several winters ago. TCM Hunter questioned where the septic leach or drain field was on the property. Mrs. Watts stated that there was a small portion of the leach field under the pavilion, but most of it is in the yard going back towards the barn. The septic tank is completely unobstructed. There was some concern about the placement of the pavilion in relation to the leach field.

This project is already underway, and the PC felt comfortable based on the homeowner's description that the pavilion was ok as per the site plan. The Homeowner stated that they went to some lengths to make sure the leach field, and septic were not compromised by the current project.

PCM Henderson motioned to approve the Land Use Permit for Watts Outdoor Pavilion, 6820 E 200 S, Parcel # 240170002. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

6- Discussion and/or action of Land Use Permit for McKay Accessory Building, 525 S 7500 E, Parcel # 210270023. (See Attachment #5)

James Mc Kay was present to speak on behalf of this project. The McKay's have a larger lot, and coverage will not be an issue. The setbacks were discussed. The access to the accessory building will be from the existing driveway.

PM Chair Endicott motioned to approve the Land Use Permit for McKay Accessory Building, 525 S 7500 E, Parcel # 210270023. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

7-Discussion and/or action on Land Use Permit for Wilson Accessory Building, 112 S 7000 E, Parcel # 240160009. (See Attachment #6)

Mr. Wilson is looking to build an accessory building for storage. Setbacks were discussed. PCM Poulter questioned the location of the septic and drain field. Mr. Wilson stated that his new building would be clear of both.

PCM Poulter motioned to recommend for approval the Land Use Permit for Wilson Accessory Building, 112 S 7000 E, Parcel # 240160009. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

8- Discussion and/or action of Land Use Permit for Thorne Home Addition, 125 N 6800 E, Parcel # 240170013 (See Attachment #7)

Micheal Thorne was present to speak on behalf of the project. They are looking to expand their current home on the back side of the building. They have already approached Weber Morgan for septic approval. Setbacks were discussed; there were no concerns.

PCM Henderson motioned to approve the Land Use Permit for Thorne Home Addition, 125 N 6800 E, Parcel # 240170013. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

9- Discussion and/or action on Land Use Permit for Taylor Accessory Building, 137 S 7700 E, Parcel # 240130005. (See attachment #8)

The Taylor's are looking at replacing an older garage/ accessory building with a newer, slightly larger one. The current structure is closer to 9 feet away from one of the property lines they will be shifting to the 10 feet that is allowable per code. Setbacks were approved.

PCM Poulter motioned to recommend for approval the Land Use Permit for Taylor Accessory Building, 137 S 7700 E, Parcel # 240130005. PC Chair Endicott seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

10- Discussion and/or action on Land use Permit for Frei porch extension, 160 S 6900 E. Parcel # 2400160022. (See attachment #9)

The property owners are looking to extend the porch as well as the roof, alongside the home. The contractor verified the front set back.

PC Chair Endicott motioned to recommend for approval the Land Use Permit for porch extension Building, 160 S 6900 E. Parcel # 2400160022. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

11- Sandy's TC Updates

TC Hunter discussed the update the Town made to the appeal authority. The TC recently appointed a new 1-person appeal authority. Brent Bateman will fill this roll; he is a land use attorney and contracts with other municipalities as well.

Lonny Bailey and Bruce Ahlstrom are working on a new cemetery, out by the green waste facility. The property owners in the area are willing to give the Town access to the area the Town is looking on using. They are looking at raising the ground with dirt and adding some landscaping to separate from the existing green waste facility.

The Town raised the parking fines to \$150, to match the price increase done by Weber County. TCM Hunter updated the PC on the Powder Mountain property and what they are working on. They will be coming before the PC to seek approval when plans are finalized. Sandy would like to adjust the Use Table to address the desire of the Town to keep the R1 Zone for single family homes.

12- Public Comment. There were none.

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

14- Motion to adjourn.

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

Meeting is adjourned at 7:42 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 Jared Hanson

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 itself, whether it is one or two stories.

Chairman Allen read aloud an email from the applicant. In the letter it stated that they are adding onto their home. They stated the intent is to provide privacy to the outdoor courtyard they want to develop. As well we add 1,200 square feet of livable area to the home.
PC Larsen commented that according to the site plan all setbacks look good, but the PC would like to verify the height of the building.

The Planning Commission decided to refrain from a vote and re-visit this item towards the end of the meeting.

The Planning Commission circled back and questioned the use of the addition. They have a list of questions for the property owners they would like clarification on as special considerations listed on the Land Use Permit. Shannon will reach out to the property owners and present the responses to the questions to the Planning commission to ensure that the conditions and stipulations have been satisfied.

PC Chair Endicott motioned to approve Land Use Permit for Stevenson addition, 241 S. 7600 E, Parcel #240100018 PCM Henderson seconds the motion. All votes Aye, Motions 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>	

4- Discussion and/or action Land Use Permit for Taylor cabin relocation, 6813 E 100 S, Parcel #240170039 (See Attachment #3)

The Talyor's were present to speak on behalf of their project. They want to relocate an existing structure that is on their property. The log structure is in disrepair and the Taylor's are looking to lay a proper foundation and move the structure to another spot on the property. There is no electrical or plumbing. They are currently using and planning to continue using the structure for storage.

PCM Larsen motioned to approve the Land Use Permit for Taylor cabin relocation, 6813 E 100 S, Parcel #240170039. PCM Poulter 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>	

5) Discussion and/or action on Land Use Permit for Sinclair, Update to signage.
(See Attachment #4)

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
NA YES:	

7- Sandy's TC Updates- Sandy was not present at the meeting

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.

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.

more detail

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)

Endicott
Chairman ~~Allen~~ 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: 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

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

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.

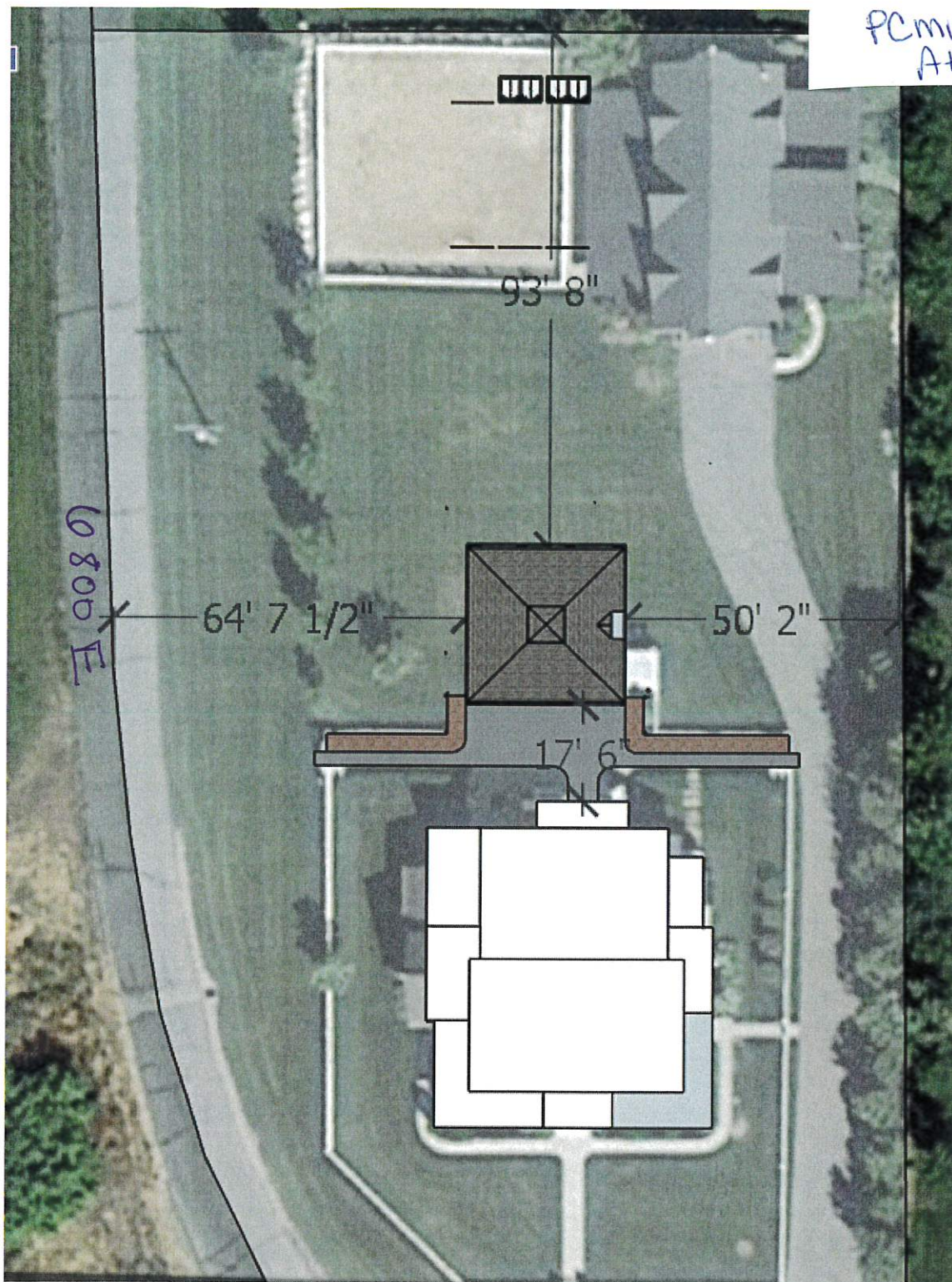
5-Motion to adjourn.

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 minutes 5.22.25
Attn. #4



6820E 2005.

Watts Pavilion

Structure 28'4"
Square



2025-0037

\$ 150
Bill for**LAND USE PERMIT**

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

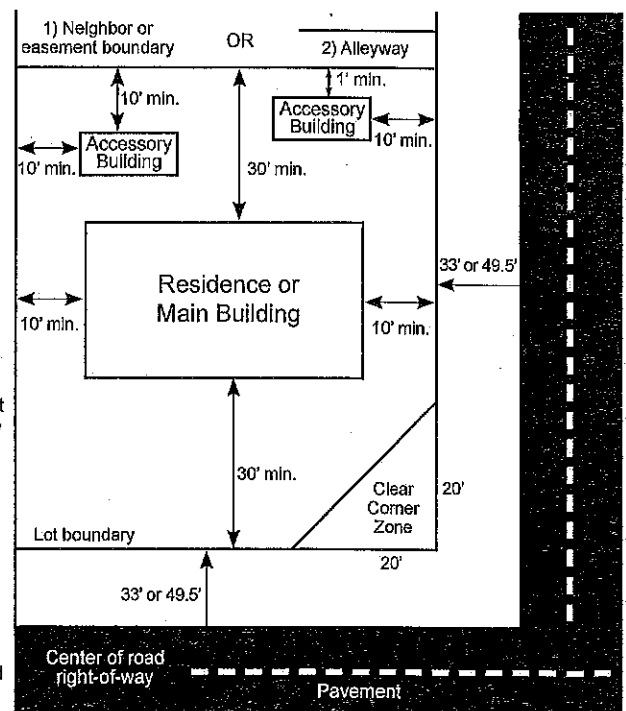
Tax ID # 240170002Address of Structure 10820 E. 200 SName & Address of Owner/Owners Watts outside pavilionThe above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5.22.2025Set Backs Approved: Yes X No Any special stipulations and conditions of the Site Plan Review: NONE

A. S. [Signature]
Huntsville Planning Commission Chairman

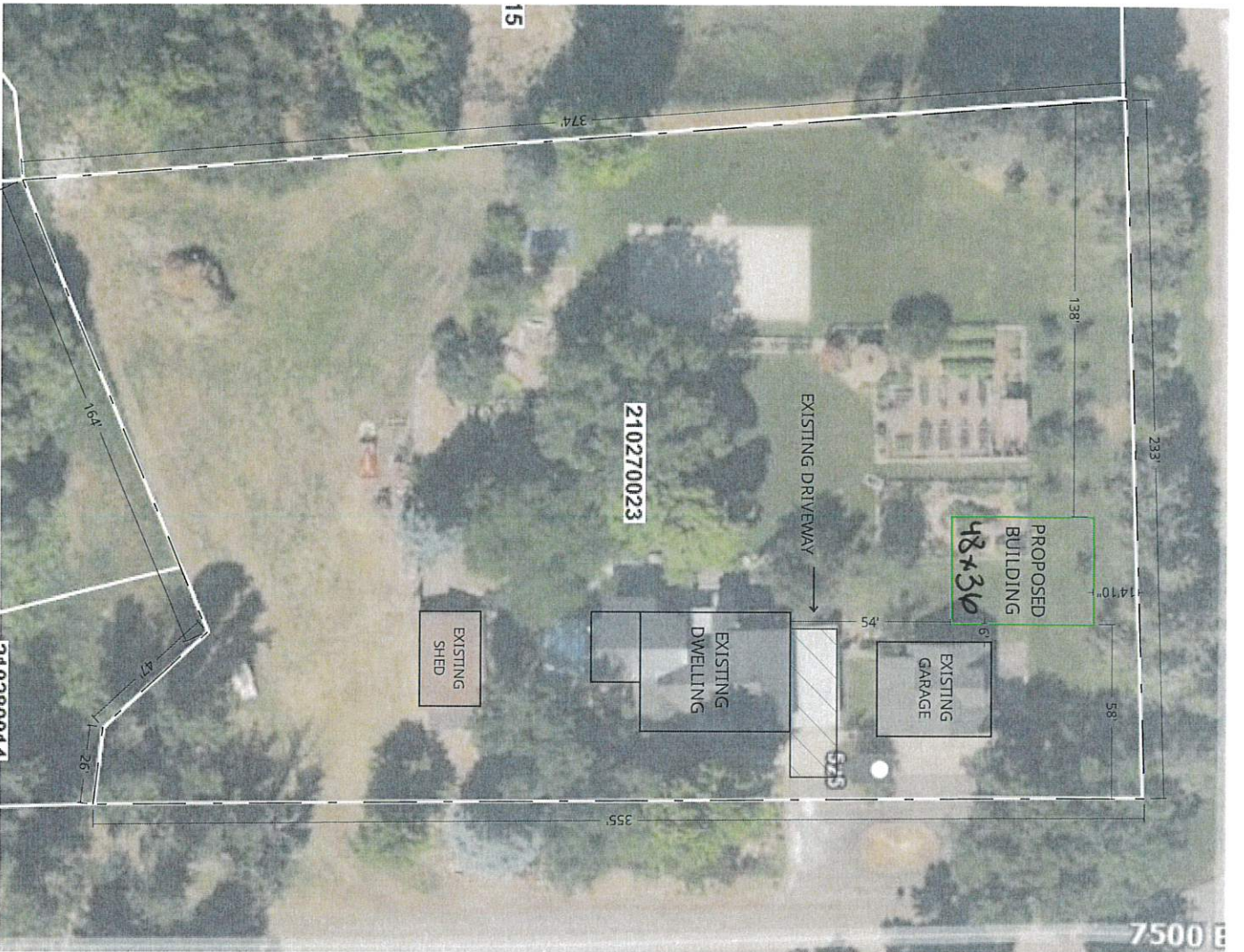
Jana F. Watts
Property Owner Signature

"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 Minutes 5.22.75
 Atch. # 5



JAMES MCKAY
 525 S 7500 E HUNTSVILLE UT 84317
 PARCEL: 21-027-0023
 PH: 801-791-2934

CONTRACTOR
 ROPER BUILDINGS
 LIC: 5988440-5501
 PH: 801-689-3630



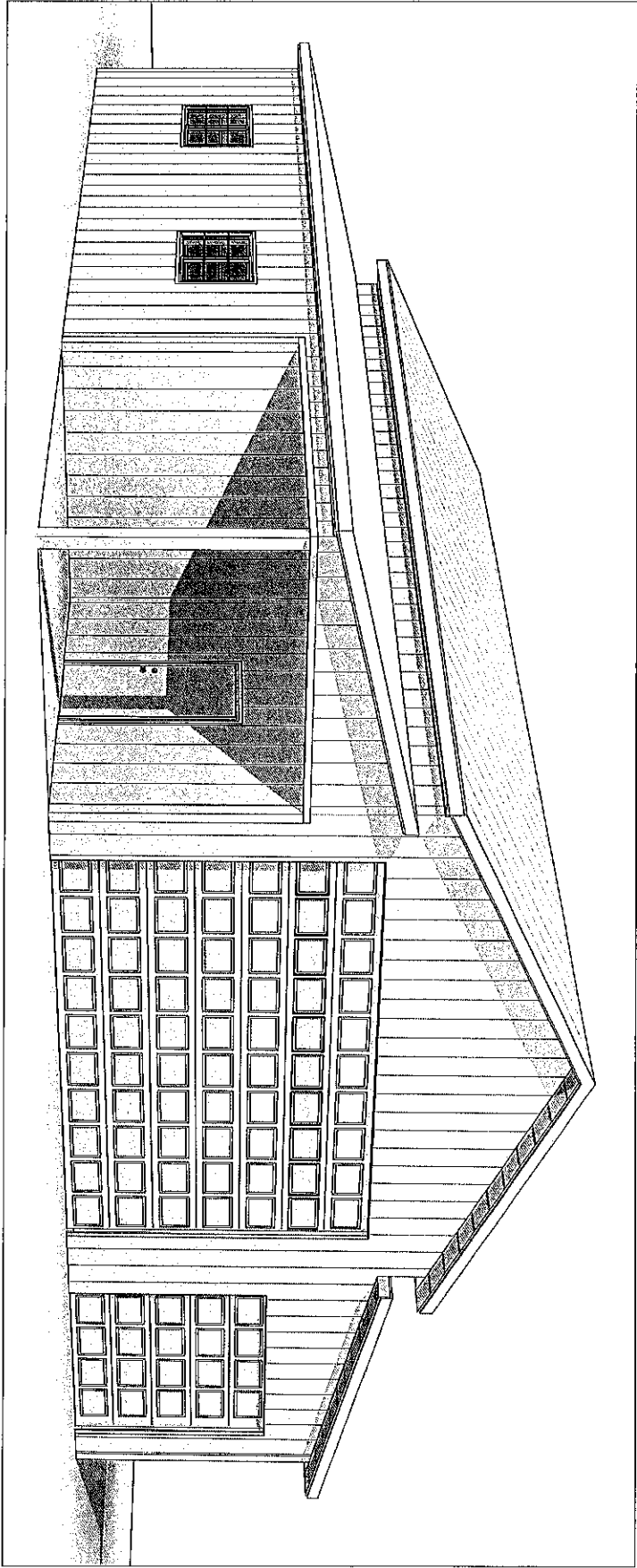
75'
 SCALE

Notes:

1. Drainage to be maintained on lot or taken to an approved drainage source.
2. Material to be dropped off on site without disruption to traffic.
3. A portable toilet, dumpster, and concrete washout will be on site during construction.
4. Project construction will adhere to all codes and ordinances adopted by Huntsville City.

ROPER BUILDINGS

JAMES MCKAY BUILDING



CONTACTS

CONTRACTOR:
DMLP RESOURCES/
ROPER BUILDINGS
PHONE: (801) 889-3630

ENGINEERING:
WHITE PINE ENGINEERING
PHONE: (435) 515-0126

BUILDING INFORMATION

BUILDING INFORMATION:
DIMENSIONS: 24' x 36' = 864 Sq. Ft.
LEAN: (2)12' x 36' = 864 Sq. Ft.
TOTAL SQUARE FOOTAGE: 1,728 Sq. Ft.

SITE INFORMATION:
USE: ACCESSORY
ADDRESS:
525 South 7600 East
Huntsville, UT 84317



DRAWING INDEX

A0	ITitle Page
A1	Foundation Plan
A2	Floor Plan
A3	Framing Plan
A4	Roof Plan
A5	Elevations
A6	Panel Layouts
A6.1	OSB Layouts
A7	Details
A8	Details
A9	Engineering Notes

DATE

5/7/2025



2025-0084

\$150

LAND USE PERMIT

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

Tax ID # 210270023

Address of Structure 525 S. 17500 E.

Name & Address of Owner/Owners Mckay - accessory Bldg

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5.22.25

Set Backs Approved: Yes ☒ No ☐

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

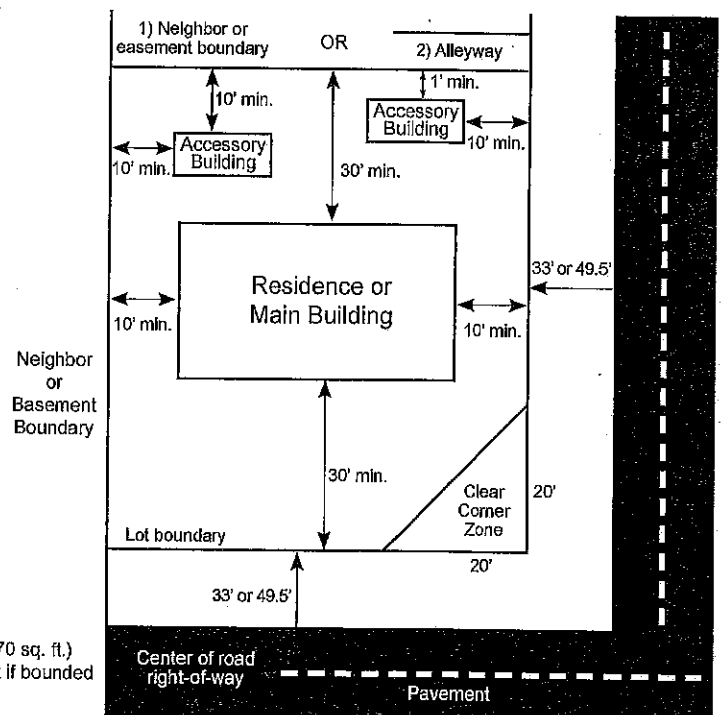
Huntsville Planning Commission Chairman

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



PC Minutes 5.22.25
Atch. #60



100 SOUTH STREET

7000E
7000 EAST STREET

KURT WILSON
112 S 7000 E HUNTSVILLE UT
PARCEL: 24-016-0009
PH: 801-690-2838

CONTRACTOR
ROPER BUILDINGS
LIC: 5988440-5501
PH: 801-689-3630



70'
SCALE

Notes:

1. Drainage to be maintained on lot or taken to an approved drainage source.
2. Material to be dropped on site without disruption to traffic.
3. A portable toilet, dumpster, and concrete washout will be on site during construction.

KURT WILSON 440 @ Gmail.com

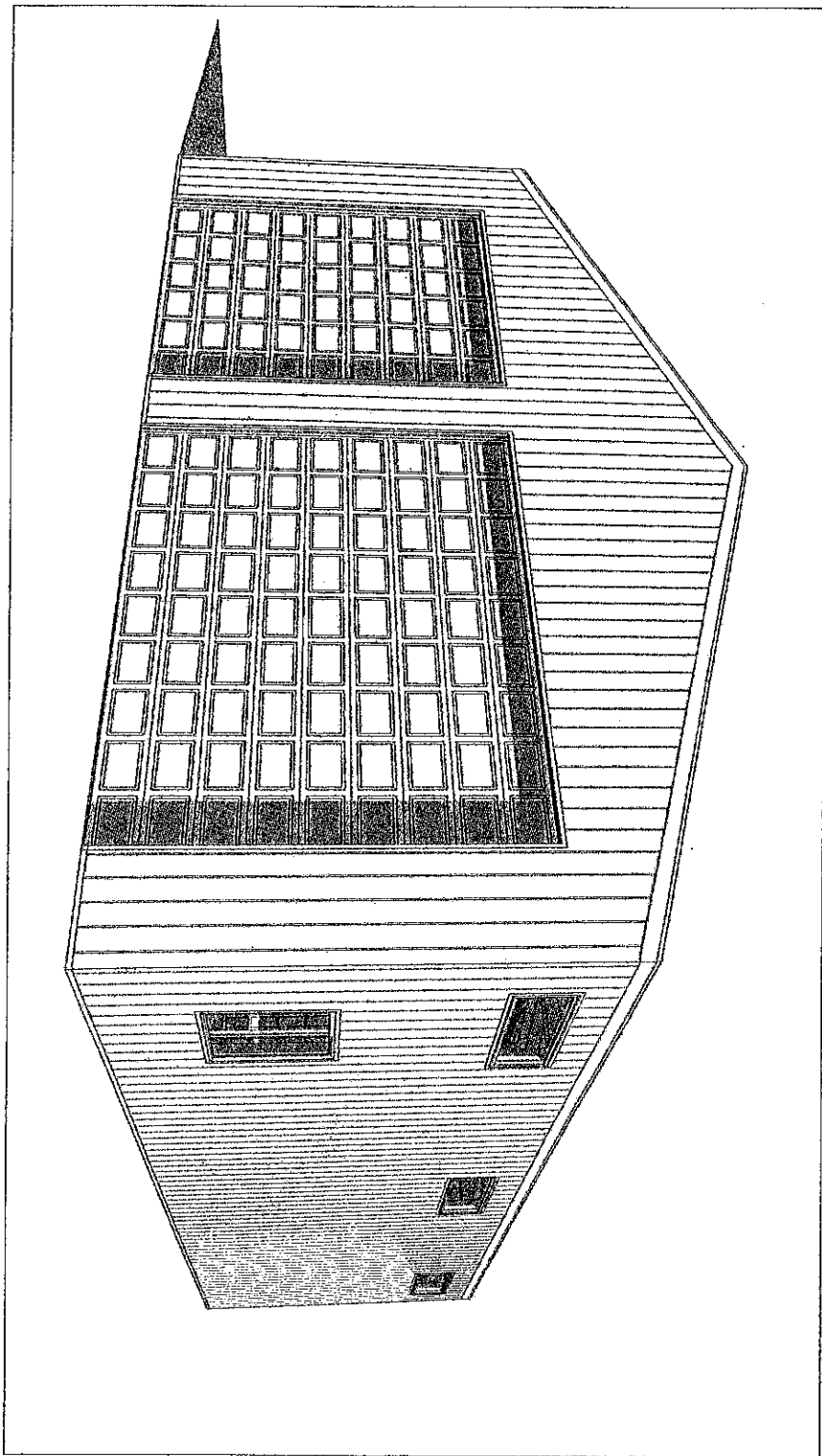
ROPER BUILDINGS

KURT WILSON BUILDING

DATE:
04/23/2025

DRAWING INDEX

A0	Title Page
A1	Foundation Plan
A2	First Floor Plan
A5	Elevations



CONTACT

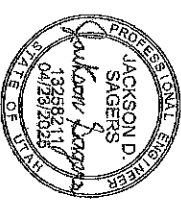
ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 888-3630

BUILDING INFORMATION

BUILDING INFORMATION:
DIMENSIONS: 40' x 50' = 2,000 ft²
TOTAL SQUARE FOOTAGE: 2,000 ft²

SITE INFORMATION:
ADDRESS:
112 South 7000 East
Huntsville, UT 84317

USAGE:
Residential Accessory



GENERAL INFO

GIRTS: COMMERCIAL
CLEAR HEIGHT: 15'-0"
CONCRETE THICKNESS: 4"



LAND USE PERMIT

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

2020-0024
\$150
Paid 5/29/25
CK 2200
w/permit
Building

Tax ID # 240160009

Address of Structure 112 S. 7000 E

Name & Address of Owner/Owners Wilson - acs building

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5.22.2025

Set Backs Approved: Yes ☒ No ☐

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

A. Smith

Huntsville Planning Commission Chairman

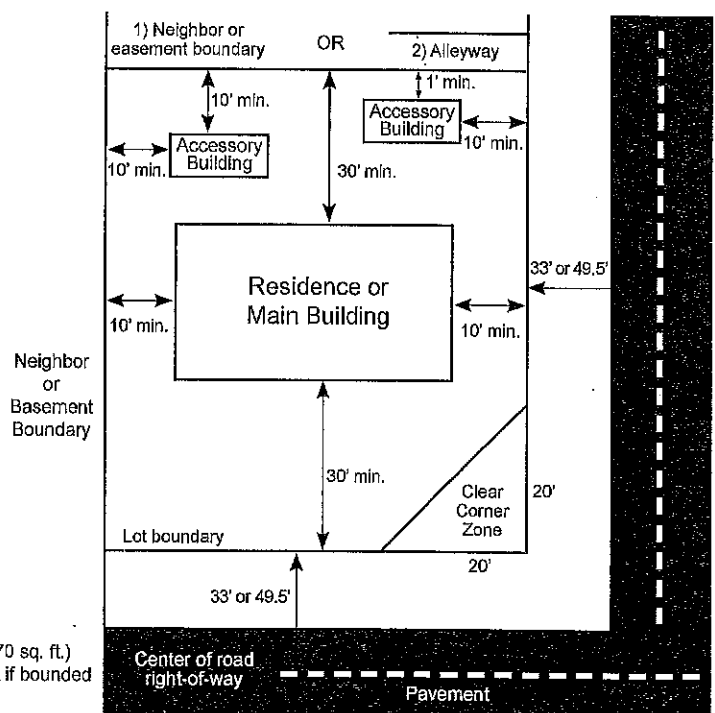
Kurt D. Wilson

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."

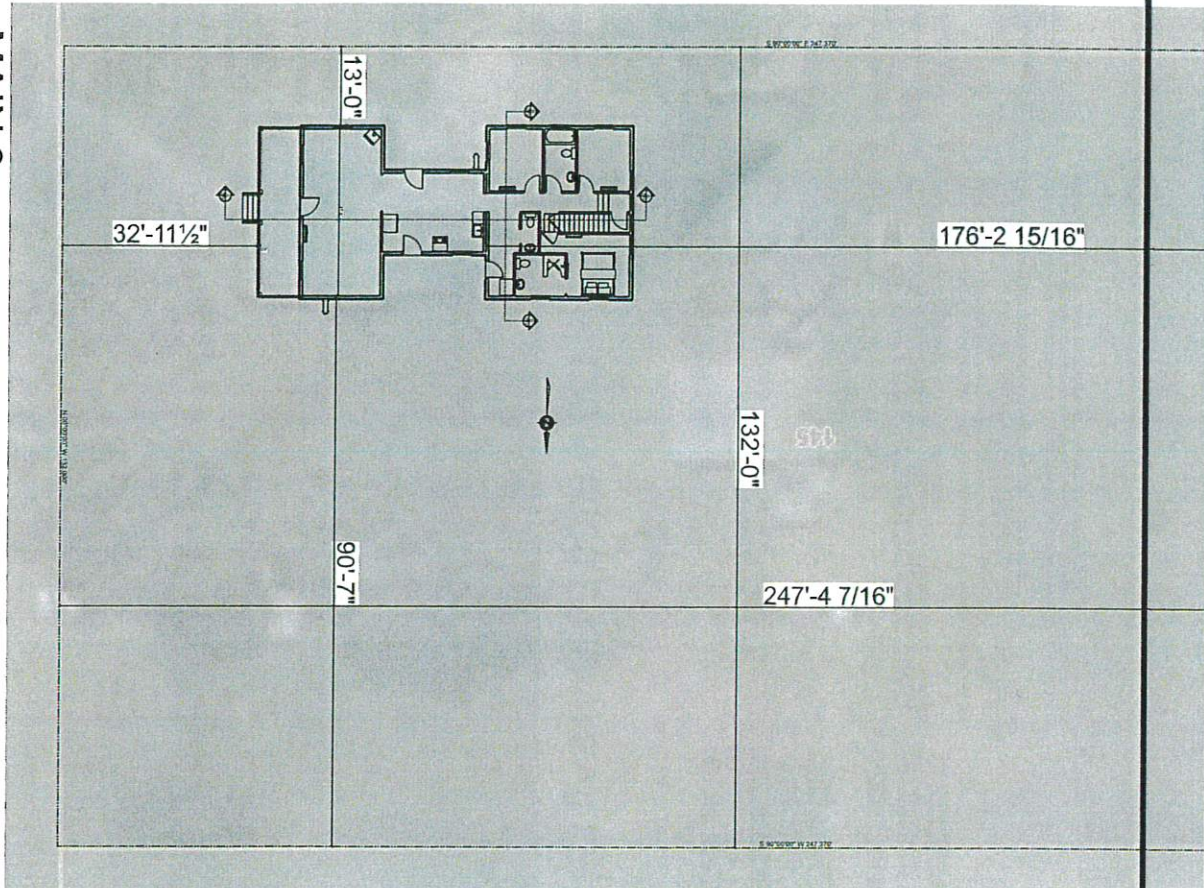
- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



PC minutes 5.22.25
Atch. #7

MAIN 3
SCALE: 1" = 20'-0"



Becky Thorne

801-347-7708 mb.thorne@hotmail.com

125 N 6800 E
Huntsville
Utah 84317



dave@luradiance.com

801-860-4687

Thorne Addition

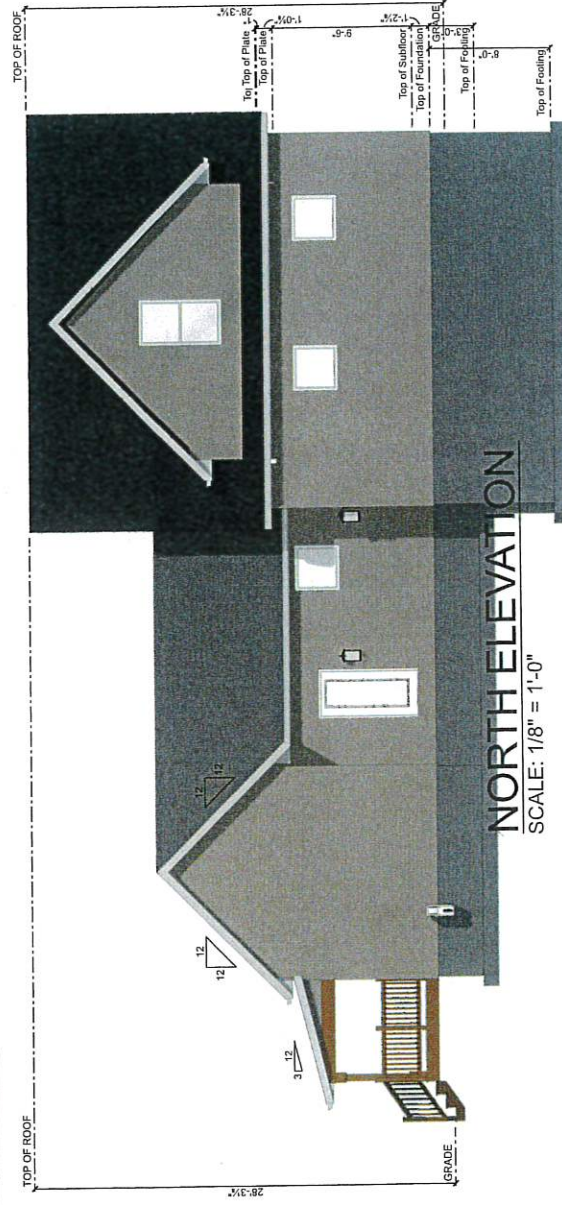
SCALE: 1" = 20'-0"

DATE: 4/30/2025

PAGE:

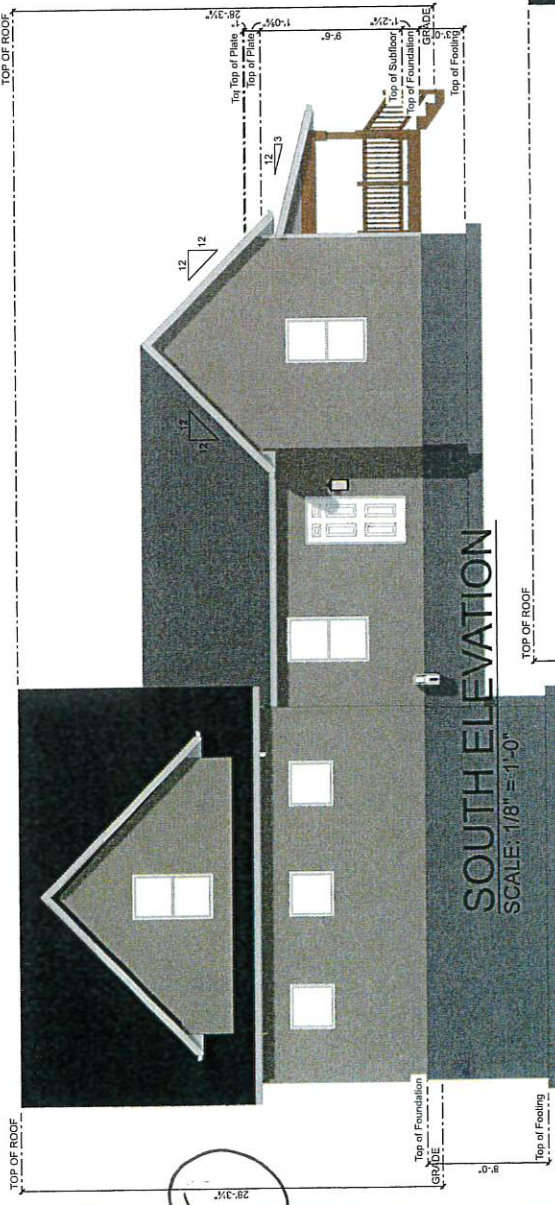
2/13

Site Plan



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2025-0535

\$ 150

LAND USE PERMIT**Huntsville Town Building Inspection**

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

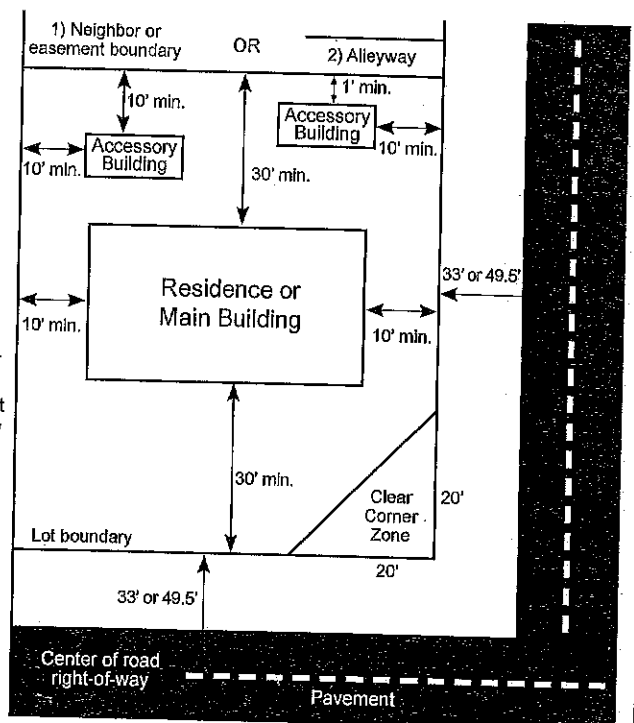
Tax ID # 2401700BAddress of Structure 125 N. 6800 EName & Address of Owner/Owners Thorne - home expansionThe above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5.22.2025Set Backs Approved: Yes ☒ No ☐Any special stipulations and conditions of the Site Plan Review: NONE

Huntsville Planning Commission Chairman

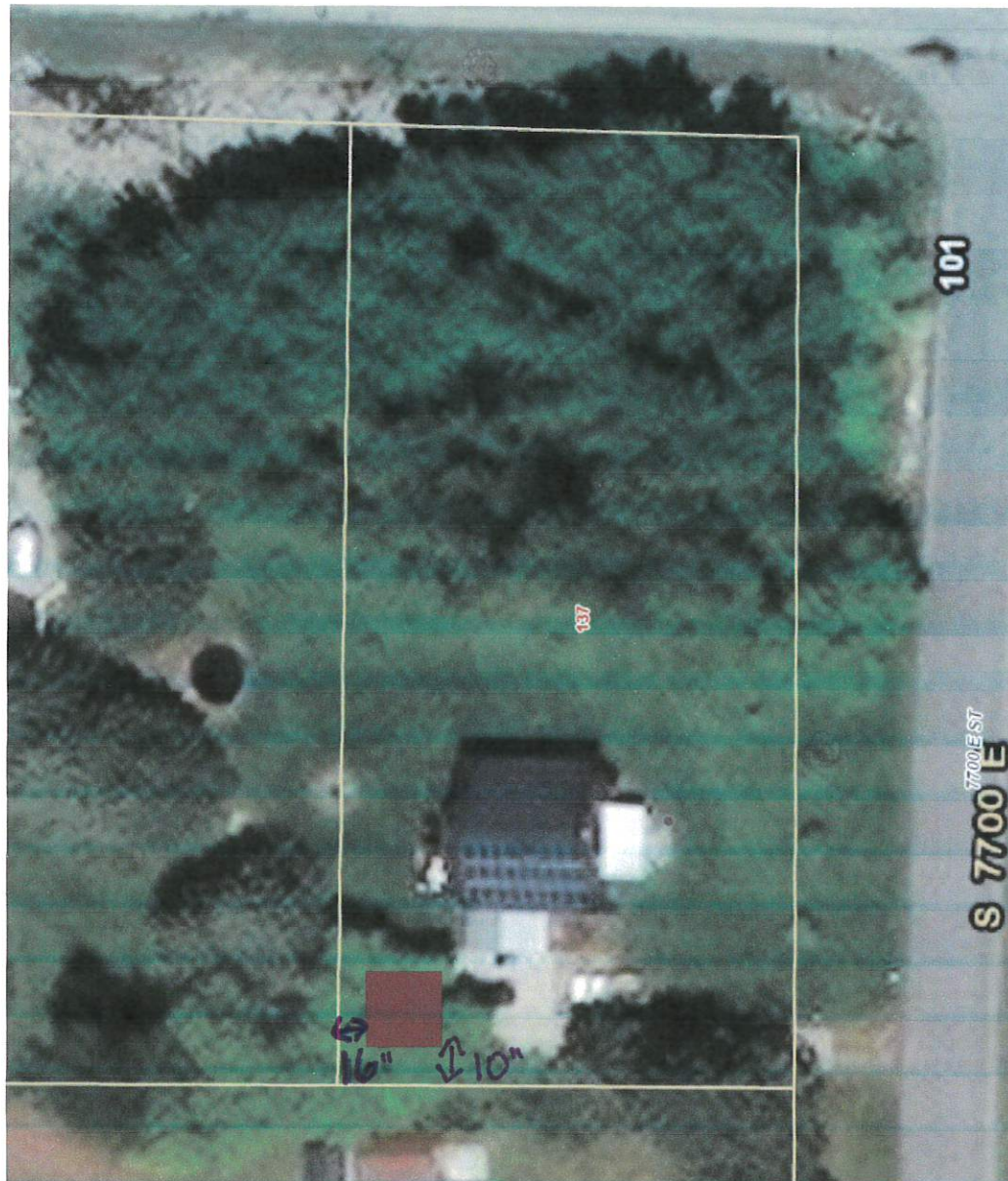
Property Owner Signature

"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

PC Minutes 5.22.25
Attn. #8



Taylor 137s 7700e Site map for new garage.

Size: 26' x 26' , 21' 8" high

Side setback: 10 feet from fence line

Rear setback: 16+ feet from property line

Notes: replacing our existing one-car garage with a two-car garage. Rear setback will remain the same. Side setback will move about 12 inches into our lot.

2025-0034



\$150.

LAND USE PERMIT

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

Tax ID # 240130005

Address of Structure 1375 7700 E.


Name & Address of Owner/Owners Taylor - garage

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5.22.2025

Set Backs Approved: Yes ☒ No ☐

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

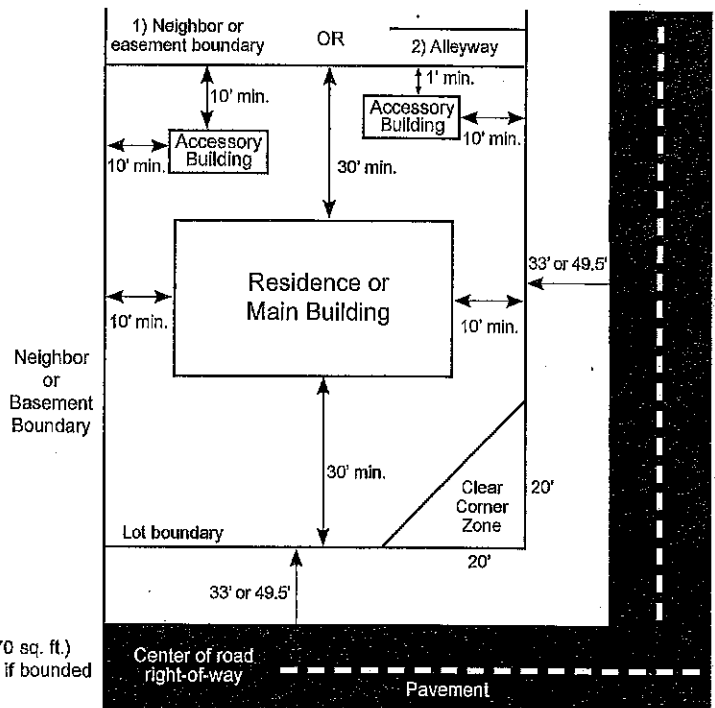

Huntsville Planning Commission Chairman


Property Owner Signature

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- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



DC Minutes 5-22-25
Attn. # 9



Sent from my iPad

Front
Setback 37'-4"

Frei Residence
160 S. 6900 E.



2025-0033

LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

Tax ID # 2400160022

Address of Structure 160 S. 16900 E.

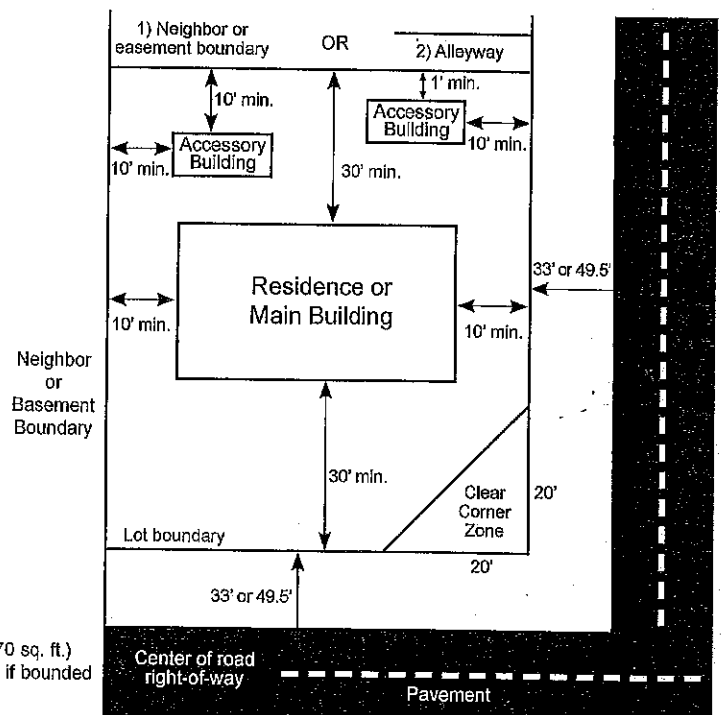
Name & Address of Owner/Owners Frei - remodel - porch expansion

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 5-22-2025

Set Backs Approved: Yes ☒ No ☐

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

Huntsville Town Residential Zone Setbacks



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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