

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

**MEETING DATE:** February 26<sup>th</sup> 2026  
**PLACE:** Huntsville Town Hall  
 7474 E 200 S, Huntsville Utah  
**TIME:** 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Jeff Larsen	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
John Henderson	Planning Commissioner	Excused
Brent Ahlstrom	Planning Commissioner	Present
William Vandertoolen	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens:**

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

2-Approval of minutes for Planning Commission meeting January 15<sup>th</sup> 2026.  
 (See Attachment #1)

**PCM Poulter motioned to approve the amended minutes from January 15th 2026.** PCM Ahlstrom 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 Ahlstrom Alt Commissioner Vandertoolen
<u>NAYS:</u>	

3- Lon King Questions about 7643 E 500 S, Parcel # 24-009-0004

Lon had a concern about the parcel and the size, being slightly under the required ¾ acre. It was the thought of the PC and staff this this has been a parcel of record for the appropriate amount of time to be considered buildable. Lon had also questioned the setbacks and how the home could be positioned on this corner lot.

Chairman Endicott commented that the current house is not in compliance with he code. If the Kings wish to make changes to the house, they will need to be in compliance with current

PCM Larsen motioned to approve the Land Use permit for the garage renovation for Arroyo, 7633 E 600 S as presented, with the footprint that has been grandfathered. (there was a comment/ clarification by PC Alt Vandertoolen that the footprint is being enlarged) PCM Larsen revised his motion to approve as submitted. Revised motion was seconded by PCM Ahlstrom. Motion was rescinded by PCM Larsen due to confusion. Motion was picked up by PC Chair Endicott who motioned to approve the Land Use Permit for Garage renovation, Arroyo, 7633 E 600 S, Parcel #240180045. PCM Ahlstrom seconded the motion. Roll Call voted. Vote was 2- aye and 3-Nay, motion failed. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Ahlstrom
NAYS:	Commissioner Larsen Commissioner Poulter Alt Commissioner Vandertoolen

6- Discussion and/or action of Land Use Permit for new home build, Sage lot 8, 452 s 7900 E, Parcel # 211770008 - (See Attachment #4)

The setbacks were discussed. The Ephemeral stream is called out on the site plan. And the PC had concerns about the home being built close to the edge of the building envelope and close to the ephemeral stream. The PC would like to see the specific call out for the measurement from the Ephemeral stream to the closest part of the structure. It was mentioned that Jared, the Town engineer, could be consulted on this issue.

The PC referred to the code on sensitive land 15.15.2.

PMC Poulter motioned to table the Land Use Permit for Discussion and/or action of Land Use Permit for new home build, Sage lot 8, 452 s 7900 E, Parcel # 211770008. PCM Larsen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

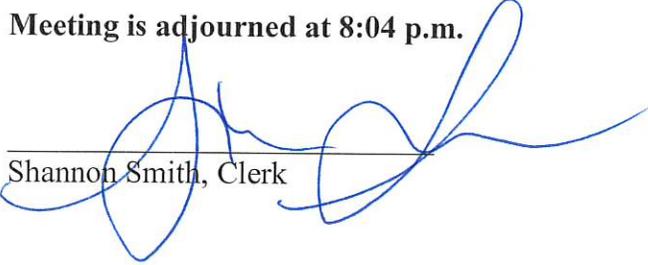
VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ahlstrom Alt Commissioner Vandertoolen
NAYS:	

7- Discussion and/or action of Land Use Permit for pool, Harris, Sage lot 4/5, 322 s 7900 E, Parcel #211890001 - (See Attachment #5)

11-Motion to adjourn.

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

**Meeting is adjourned at 8:04 p.m.**

  
\_\_\_\_\_  
Shannon Smith, Clerk

### MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

**MEETING DATE:** January 15th 2026  
**PLACE:** Huntsville Town Hall  
7474 E 200 S, Huntsville Utah  
**TIME:** 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Jeff Larsen	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
John Henderson	Planning Commissioner	Zoom
Brent Ahlstrom	Planning Commissioner	Present
William Vandertooleen	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens:**

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

2- Oath of Office administered to William Vandertooleen. (See Attachment #1)  
Administered and attested by Shannon Smith, Town Clerk.

3-Approval of minutes for Planning Commission meeting December 11th 2025.  
(See Attachment #2)

**PCM Poulter motioned to approve the minutes from December 11th 2025.** PCM Ahlstrom 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 Henderson Commissioner Ahlstrom
<u>NAYS:</u>	

*William*

4-Approval of minutes for Planning Commission Work Session January 6<sup>th</sup> 2026.  
(See Attachment #3)

**PCM Larsen motioned to approve the amended Work Session minutes from January 6th 2026.** PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5) Motion to close public meeting and open public hearing

**Chairman Endicott motioned to close public meeting and open public hearing.** PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

**6- Public Hearing on Ordinance 2025-7-23; Amendments to Title 15.24- RC Zone (See Attachment #5)**

Chairman Allen thanked all the planning commission for the work they have put into this ordinance. He explained that the Planning commissions role is to recommend for approval to the Town Council. The changes to this Zone reflects the property, and should not reflect a business etc. Chairman Endicott, reminded the audience that the public hearing is a place for the pubic to comment and the planning commission to listen and address questions/ comments after the public hearing has closed.

Resident Blake , Thanked the Planning commission for all their work on this Ordinance. He commented on some of the wording in the Ordinance being tailored to Powder Mountain. He expressed concerns about increased traffic and the appearance of catering towards a business that does not necessary have a vested interest in the character of the Town.

Resident Dawson Hedges, had concerns and questions about a hotel being constructed on the Powder Mountain property in Town. Traffic and noise were some of the issues he voiced concerns about.

Resident Jeff Keeney, requested printed copies of the new and old ordinance.

Resident Rod Layton, voiced opinions on the issues of sheriff's response to the area. His opinion was that there would not be an increased presence due to complaints about noise on the property.

Resident Carol Stoker, voiced similar concerns as well as increased traffic/ access to the cemetery.

Resident Hillary Evans, Also voiced concerns about impact on the town.

Resident Sandy Hunter, commented on the impact of powder Mountain staying in the R-1 Zone and conditional uses be placed on the R-1 Zone, which would affect all Town Residents. She questioned whether the residents would be in support of this. Hillary Evans commented that she would not be in support of needing to get permission to hold large gathering at their home.

7- Motion to close Public hearing and open regular planning meeting

**PCM Poulter motioned to close Public hearing and open regular planning meeting**

PCM Larsen 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 Henderson Commissioner Ahlstrom
<u>NAYS:</u>	

8- Discussion and/or action on Ordinance 2025-7-23; Amendments to Title 15.24- RC Zone (See Attachment #5)

TCM Hunter commented that there is no way a hotel is ~~not~~ currently up for discussion and it has never been presented to the Town. She went on to explain that the options before the Town are to allow Powder Mountain to remain in the R-1 Zone and set limits in that Zone to mitigate unwanted activity or re-zone to the RC Zone like the neighboring Boat Club and make the needed adjustments relevant in that Zone.

Chairman Endicott commented that the way the Town can control use is to put Conditional use in the code and through a development agreement. PCM Larsen commented that Hotels are not listed as allowable on any Zone.

TCM Hunter explained that the intent of the Town Council is that if Powder Mountain does apply for a re-zone there will still be an development agreement in place so the Town is clear on the intent for the property.

Resident Starr Primm, questioned the Planning commission on a previous conversation about swimming pools being allowed on a residential lot without a home. At this time the Planning Commission is not actively work on this, but desires to in the future. Hilary stated that she asks that the planning commission do what they can to “box in” Powder Mountain (PM). PCM Poulter stated there where several places in the proposed ordinance that clear limits and restrictions were laid out. Chairman Endicott also commented on the need for PM to apply for special event permits from the town.

PCM Larsen mentioned a few edits to correct. TCM Hunter and PCM Vandertooleen made ~~an~~ additional recommendations.

**Chairman Endicott motioned to recommend approval to the Town Council for Ordinance 2025-7-23; Amendments to Title 15.24- RC Zone. PCM Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.**

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Henderson Commissioner Ahlstrom
NAYS:	

9-Discussion and/or action recommendation for Lot Consolidation for Ski Town Venture (Hyde’s) Parcels 24-011-0045, 24-011-0043 and 24-011-0041. (See Attachment #6)

*Self & Dakota*

The Hyde’s were present to speak on behalf of this application for consolidation. Dakota reviewed the parcels that they desire to consolidate. The consolidation will allow for the buildings on the property to avoid the current encroachment issue. These properties are aa C-1.

**PMC Poulter motioned to recommend approval for Lot Consolidation for Ski Town Venture (Hyde’s) Parcels 24-011-0045, 24-011-0043 and 24-011-0041. PCM Larsen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.**

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Henderson Commissioner Ahlstrom
NAYS:	

10) Discussion and/or action of Land Use Permit, new home build for CW Land, Sage Lot 20 Parcel # 211770024, 235 S 7900 E.(See Attachment #7)

No representation was present from CW. The wetlands and setbacks were discussed as well as the height and the lighting ordinance.

**PCM Vandertooleen motioned to recommend for approval the Land Use Permit new home build for CW Land, Sage Lot 20 Parcel # 211770024, 235 S 7900 E.** PCM Ahlstrom seconded the motion, with the conditions of the height and lighting. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Henderson Commissioner Ahlstrom
NAYS:	

11- Sandy's TC Updates- No Updates, just that the agreement was signed for the new city to use the Town Hall building.

12-Public Comment-

Carol questioned if the homes in Sage meet the Town Lighting Ordinance.

Starr Primm- Thanked the PC for the work on the Ordinance. She is interested in strengthening the R-1 Zone, in regards to recreation facilities with pools with being prohibited in the R-1 Zone.

13-Chairman's Remarks. Chairman Endicott thanked all for the discussion and the work the PC has done. As well as thanking the public for their thoughts and comments.

14-Motion to adjourn.

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

**Meeting is adjourned at 7:40 p.m.**

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Shannon Smith, Clerk

# Huntsville Town

PC meeting 2.2.2020  
Atch. # 2

## Parcel Consolidation Application

Applicant Name: Brooke Hontz

Applicant Mailing Address: P.O. Box 1119 Eden UT 84310

Email: bhontz@powder.org Phone: 435-640-1941

Brief Description of Proposed Parcel Consolidation: Combining Parcels noted below to facilitate appropriate zoning codes and uses of noted parcels.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Parcel Owner's Permission for Parcel Consolidation Application

*The undersigned authorize this application for parcel consolidation:*

Parcel Number(s): 20-169-0001 and 20-169-0002

Parcel(s) Owner Name: Brooke Hontz (Powder Beach LLC)

Parcel(s) Owner Mailing Address: P.O. Box 1119 Eden, Utah 84310

Email: bhontz@powder.org Phone: 435-640-1941

Parcel Owner Signature:  Date: 7/25/23

Title (Authorized Agent): Chief Development & Construction Officer

*The undersigned authorize this application for parcel consolidation:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

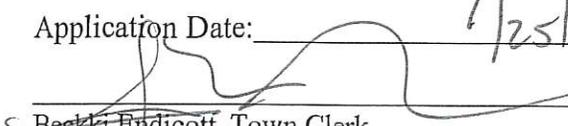
Title (Authorized Agent): \_\_\_\_\_

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Application Date: 7/25/2020

Fees Paid: \$ 150

  
Beekki Endicott, Town Clerk

paid online  
7/25/2025

Shannon

Huntsville Town Planning Commission

- Recommended for Approval
- Recommended for Conditional Approval
- Recommended for Rejection
- Deferred

Chair Signature: X [Signature] Date: 2-26-2020

Notes/Conditions: ~~None - R-1 sub zoning~~  
R-1 zoning

Huntsville Town Council

- Approved
- Conditional Approval
- Rejected
- Deferred

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
 Beckki Endicott, Town Recorder Date: \_\_\_\_\_

Parcel Consolidation Application Requirements:

- The parcel consolidation does not involve a recorded subdivision plat.
- The proposed parcel consolidation does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate nonconformity.
- The proposed parcel consolidation does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other site land use requirement.
- The petition to consolidate parcels must include signatures from representatives of each parcel affected by the parcel consolidation.
- If the subject parcels are zoned differently, the Huntsville Town Council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

Submission Requirements & Process:

- Completed & Signed Application Form
- Payment of Application Fee to Huntsville Town
- Legal description of the whole piece of property to be consolidated
- Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- One 11x17 (or larger) drawing to scale of the proposed consolidated parcel showing all structures, fence lines, easements, driveways, and streets. Drawing must include a measurement scale.
- Parcel Consolidation Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- Once approved by the Huntsville Town Council, the parcel consolidation shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND IS CONSIDERED TO BEAR NORTH 89°11'31" WEST 2663.19 FEET. MONUMENTED AT THE SOUTH QUARTER CORNER WITH 3" BRASS CAP AND MONUMENTED AT THE SOUTHWEST CORNER WITH A 3" BRASS CAP. THE BEARING WAS MEASURED IN UTM 12 NORTH, NAD83 ZONE, U.S. SURVEY FEET.

BEGINNING AT A POINT BEING NORTH 89°11'31" WEST 1013.82 FEET ALONG THE SECTION LINE, FROM THE FOUND SOUTH QUARTER CORNER, SECTION 12, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING, THENCE SOUTH 2°00'00" WEST, 216.80 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,363.73 FEET, (CHORD BEARS NORTH 58°43'30" WEST 369.21 FEET), THROUGH A CENTRAL ANGLE OF 6°17'32", FOR AN ARC DISTANCE OF 369.40 FEET THENCE NORTHWESTERLY A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 568.69 FEET, (CHORD BEARS NORTH 64°12'59" WEST, 51.82 FEET), THROUGH A CENTRAL ANGLE OF 5°13'22", FOR AN ARC DISTANCE OF 51.84 FEET; THENCE NORTH 0°45'42" EAST, 161.46 FEET; THENCE NORTH 71°28'10" EAST, 326.43 FEET; THENCE SOUTH 0°45'35" WEST, 239.57 FEET; THENCE SOUTH 88°57'57" EAST, 62.10 FEET; THENCE SOUTH 2°00'00" WEST, 22.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 104,695.63 SQUARE FEET, OR 2.403 ACRES, MORE OR LESS

Mail Tax notice to:  
Grantee  
P.O. Box 1119  
Eden, Utah 84310

Tax ID No.: 20-169-0001  
20-169-0002

**WARRANTY DEED  
FOR PARCEL COMBINATION**

**Powder Beach LLC, a Delaware limited liability company**

**GRANTOR** of Park City, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

**Powder Beach LLC, a Delaware limited liability company**

**GRANTEE** of Park City, State of Utah, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Weber County, State of Utah:

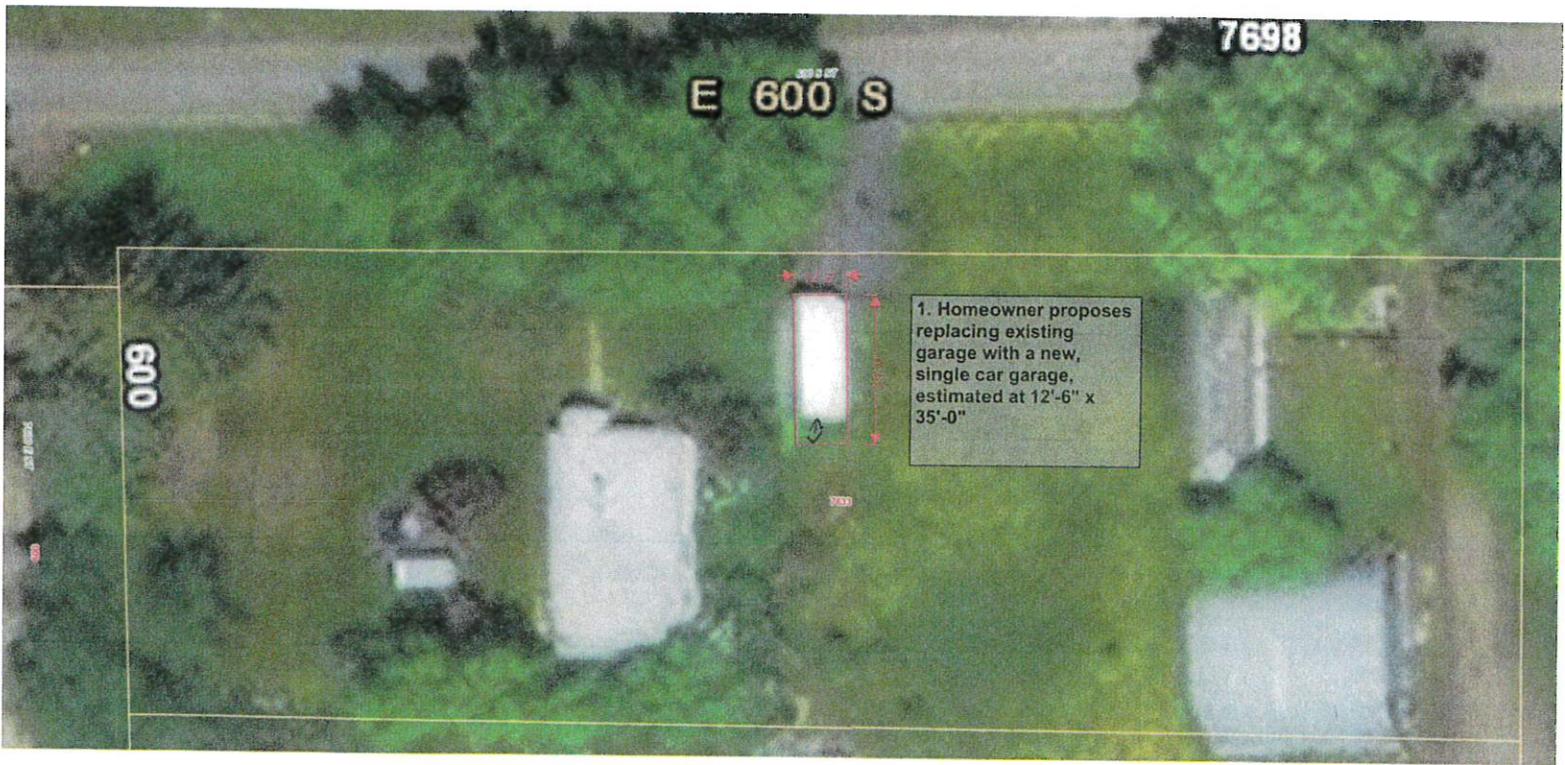
As more fully described on separate Exhibit "A" hereto attached and made a part hereof.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

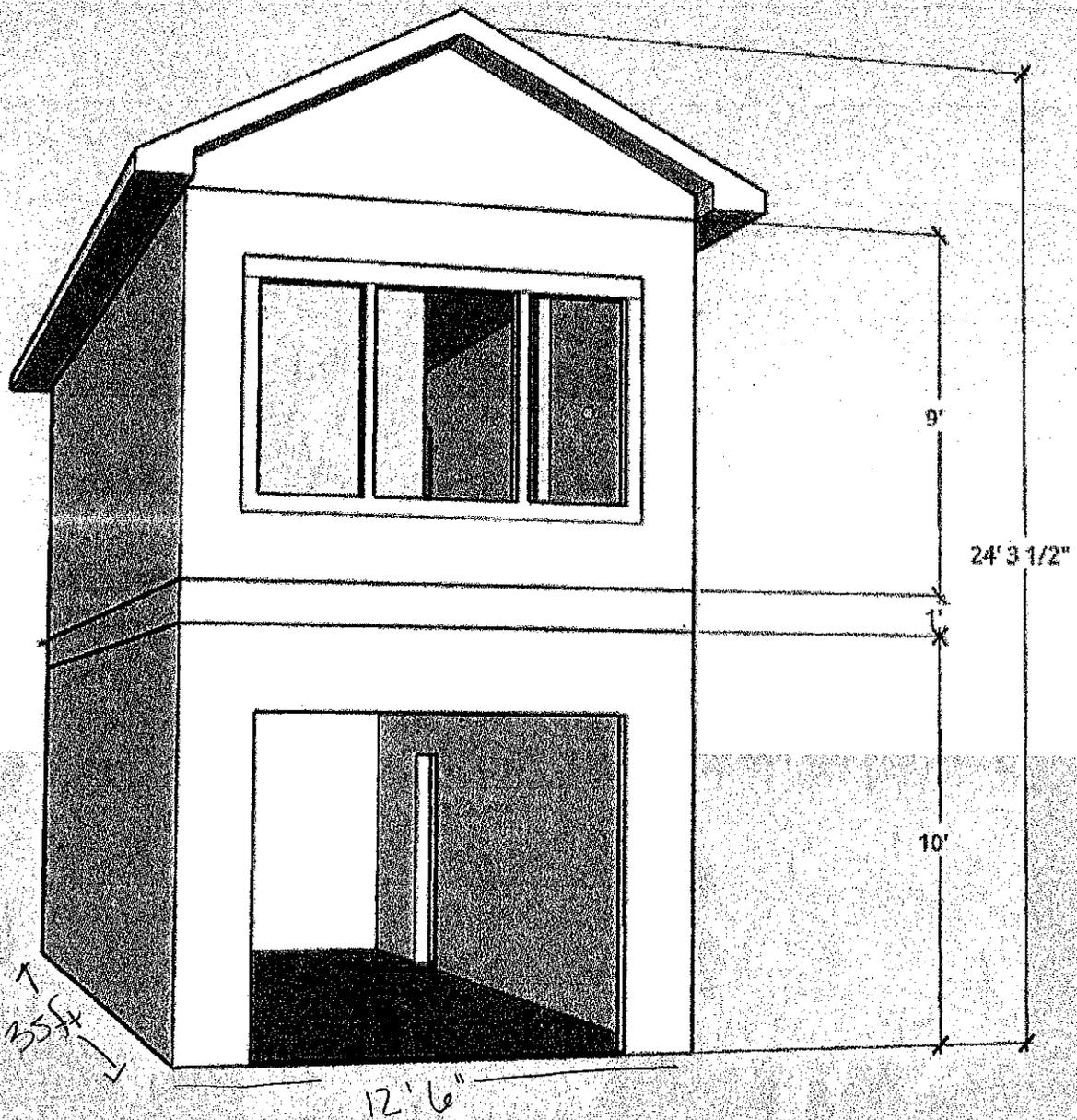
**The purpose of this conveyance is to combine the lots and/or parcels to be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.**



PC Meeting 2.26.2020  
Atch. #3

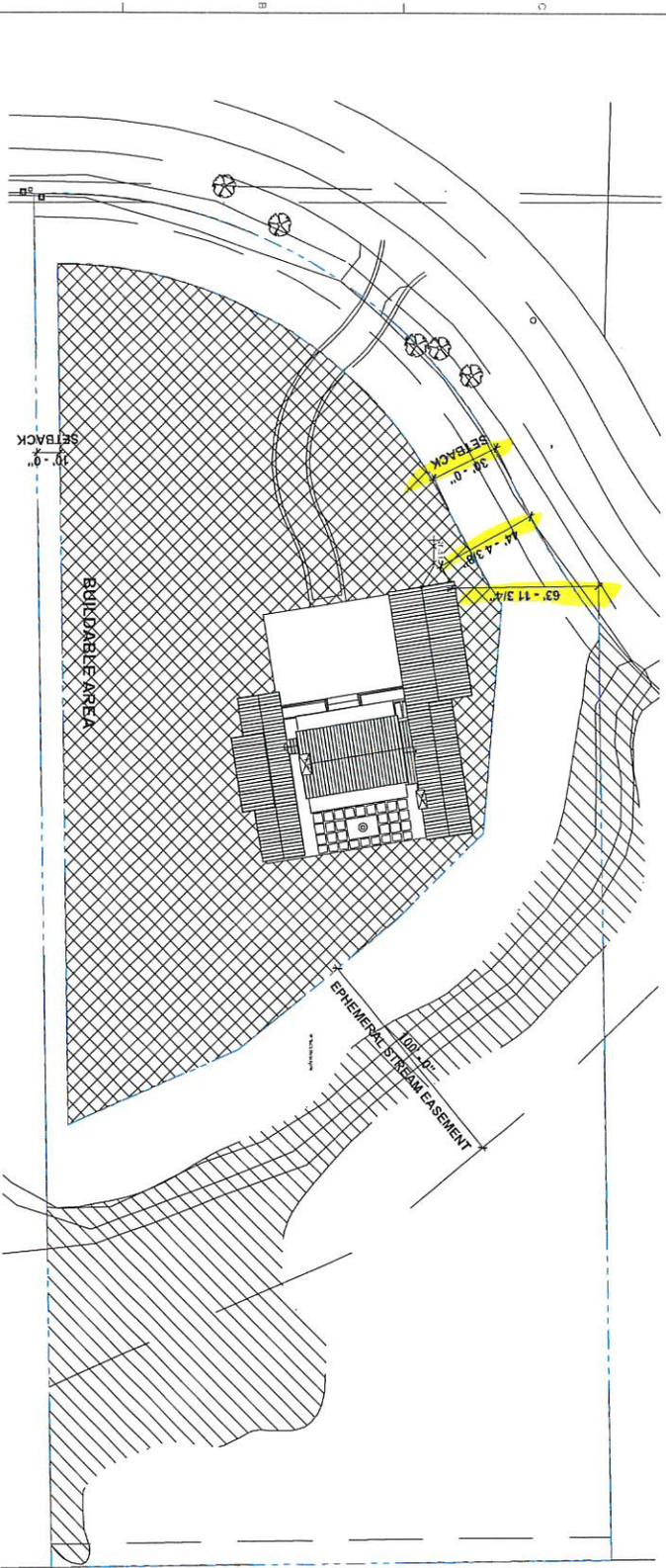


7033 E. 600S.



PC meeting 2.26.2024  
 After #4

3/21/24 Meeting  
 (Approved)



A1 ARCHITECTURAL SITE PLAN  
 SCALE: 3/16" = 1'-0"

452 S. 7900 E.  
 Sage Lot 8

GENERAL NOTES - SITE

1. VERIFY ALL NOTES, CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



BALCIUNAS RESIDENCE

452 S 7900 E  
 HUNTSVILLE, UT 84317

PROJECT NUMBER:  
 2411-230208

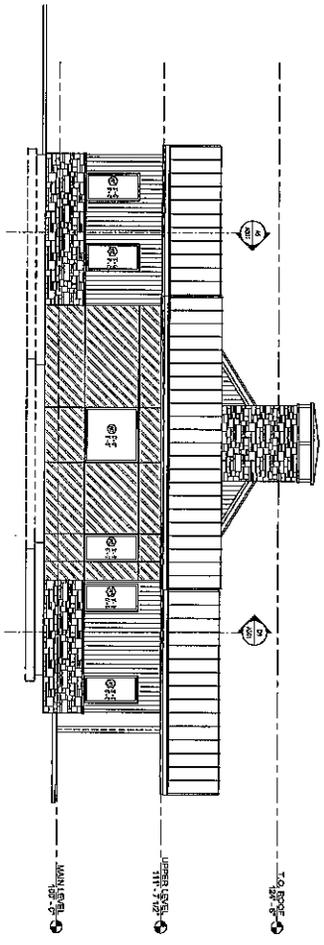
REVISIONS:

Title:  
 ARCHITECTU  
 SITE PLAN

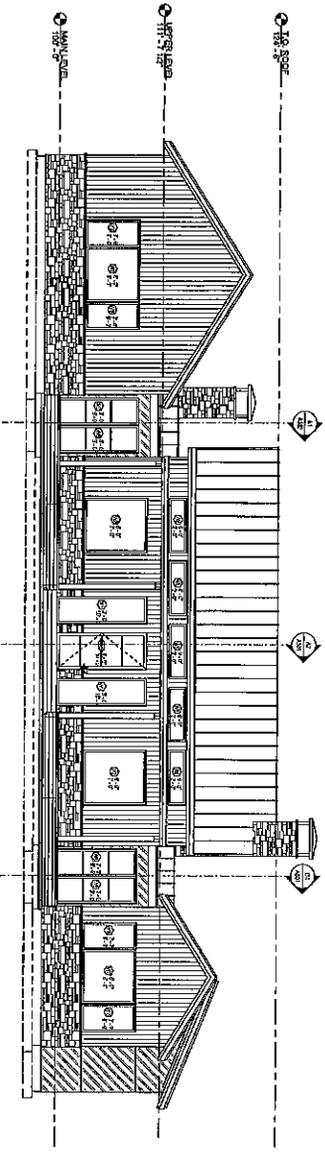
sheet:  
 AS001  
 CONSTRUCTION  
 DRAWINGS

**ELEVATION LEGEND**

-  SMOOTH FINISH OR POLISHED CONCRETE
-  3/4" x 1 1/2" BRICK
-  1 1/2" x 1 1/2" BRICK, FACE AND CORNER
-  1 1/2" x 1 1/2" BRICK, FLAT COURSE
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-  1 1/2" x 1 1/2" BRICK, FLAT COURSE



**C1 LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**A1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**BALCIUNAS RESIDENCE**  
452 S 79th E  
NINTH WILLOW, UT 84317  
701 N. UNIVERSITY AVENUE  
DENVER, CO 80202  
REVISIONS:

**ELEVATIONS**

Sheet: **A201**  
CONSTRUCTION  
DRAWINGS



2026-0014



# LAND USE PERMIT

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

Tax ID # 211590001

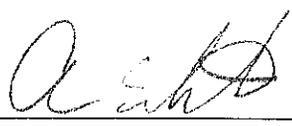
Address of Structure 3225 7900 E.

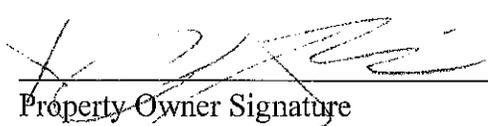
Name & Address of Owner/Owners Harris pool

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 2.26.2026

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

