

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

MEETING DATE: August 24th, 2023
PLACE: Ogden Valley Library
 131 S 7400 E, 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	Excused
Suzanne Ferre	Planning Commissioner	Present
Amanda Hessenauer	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Aaron Ellison, Emerald Pools

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

2-Approval of minutes for Planning Commission meeting July 26th, 2023.
(See Attachment #1)

PC Chair Endicott motioned to approve the amended minutes from July 26th, 2023. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
<u>NAYS:</u>	

3- Discussion and/or action on Land Use Permit for Larsen New Home 335 N 6700 E, Parcel #201850002(See attachment #2)

Shannon commented that the contractor called last minute stating the homeowner was not ready to move forward with this Land Use permit as they were going to delay building. PCM Hessenauer motioned to table the Land Use Permit for Larsen New Home, 335 N 6700 E, Parcel #201850002. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

4-Discussion and/or action on Land Use Permit DeGeorge Pool, 320 N 6900 E, Parcel #200590020 (See Attachment #3)

Aspen Pools was present to speak on behalf of the proposed pool. Setbacks were discussed and the PC agreed there were no issues.

PCM Songer motioned to approve the Land Use Permit for the DeGeorge Pool, 320 N 6900 E, Parcel #200590020. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

5-Discussion and/or action on Land Use Permit for Falls remodel, 7315 E. 300 S, Parcel #240110012 (See Attachment #4)

TCM Hunter commented that she spoke with the contractor at the TC meeting the other night. There was discussion regarding the setbacks. The front property line is the main concern. As the setback looks very close to the 30 feet allowed by code. Shannon stated that she had a conversation with the contractor that since the front property line is not marked, that the contractor will be responsible for making sure that the site plan, as submitted to the Planning commission, is the binding contract of where the home will be as well as any additions to the home. To ensure that the home is at least 30 feet from the front property line, that property line will need to be determined and measured with accuracy and checked by the building inspector.

PCM Songer commented that in the street by the house, there is a marker that they can calculate the property line. He also commented that Doug Allen looked at this with Artie Powell, but the findings of this are not on record.

PCM Hessenauer motioned to approve the Land Use Permit for Falls remodel, with the condition as stated on the land use permit, that the setback on the front property line be verified and in compliance with the Huntsville Town Municipal Code, 7315 E. 300 S, Parcel #240110012. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

6- Discussion and/or action on Land use Permit for Gardner Pool, 125 N 6500 E, Parcel #201770001 (See Attachment #4)

Emerald Pools was present to speak on behalf of this project. Setbacks were discussed. The fence was discussed as far as not being an accurate representation on the property line.

PMC Songer motioned to approve the Land Use Permit for Gardner Pool, 125 N 6500 E, Parcel #201770001. PCM Hessenauer seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

5-Discussion and/or action on C2 Zone and Acceptable Use Table (See Attachment #5)

There was a discussion on limiting the number of establishments serving alcohol in town. TCM Hunter was interested in limiting the number of establishments serving of alcohol to four. Not including places that sell alcohol as “carry out”. It was the opinion that this information should be included in the Acceptable Use Table, 15-1. There was a discussion on the different kinds of establishments that can sell alcohol and how they are classified.

TCM Hunter discussed the parking and vehicle access part of the proposed C2 Zone. She stated that the Town currently has a parking code in 15.4, but it needs to be revised. 15.24 should reference the state code as it is currently out of date. PCM Hessenauer volunteered to look at the town code 15.24 and draft the changes needs.

PC Chair Endicott motioned to move Ordinance 2023.6.22, C2 Zone and Acceptable Use Table 15-1 to public hearing, with the following changes, table 15-1 to modify restaurants with alcohol service and limit to 2, also limit Bars and taverns to 2. In sections 15.8 A- adding a reference to Town Code 15.24 for motor vehicle access, also adjusting town code 15.24 to be in compliance with Utah state code. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

8- Sandy’s PC Updates

TCM Hunter mentioned adding the term “event” after reception center in table 15-1.

The TC has passed the Land Use Ordinance. They slightly altered the language on whether an alternate was necessary. The TC also approved an extension on the development agreement for the Compass Rose expansion project. This agreement was extended 24 months.

The TC had a discussion on raising the water rates. Expenses have increased and as a result the Town needs to consider a rate increase to cover costs. The connection fees were increased for both in town and out of town culinary water connections.

9-Public Comment. There were none.

10-Chairman’s Remarks. Chairman Endicott thanked all for the discussion. He also asked about the status of a barn in town that is currently undergoing reconstruction/ renovations.

11-Motion to adjourn.

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

Meeting is adjourned at 8:02 p.m.

Shannon Smith, Clerk

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: July 26th, 2023
PLACE: Ogden Valley Library
131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: *Mike Workman, Rachel Dally, Mike Engstrom*

1-Roll call: Acting Chair Steve Songer welcomed all who are attending the meeting.

TCM Hunter gave a brief update on Ordinance 2022.5.22 that up for public hearing tonight. She highlighted the main changes that this Ordinance presents.

PCM Poulter motions to close regular meeting and open public hearing on Ordinance 2022.5.22- Land Use. PCM Larsen seconded the motion.

2- Open to Public Hearing on Ordinance 2022.5.22- Land Use (See Attachment #1)

Mr. Engstrom commented that he did not see many changes. TCM Hunter commented on the appeals authority changes.

3- Close Public Hearing and open regular Planning meeting

PCM Pouiter motions to close the public hearing and open the regular planning commission meeting. PCM Ferre seconded the motion.

4- Discussion and or action on recommendation for Ordinance 2022.5.22

TCM Hunter commented on the appeals authority changing from a board of community members to a professional 3rd party. This person will need to meet certain qualifications and will most likely live out of town.

PCM Poulter motioned to recommend approval of Ordinance 2022.5.22- Land Use. PCM Ferre seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Commissioner Suzanne Ferre</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

5-Approval of minutes for Planning Commission meeting June 22nd, 2023.
(See Attachment #2)

PCM Larsen motioned to approve the amended minutes from June 22nd, 2023. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Commissioner Suzanne Ferre</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

6- Discussion and/or action on Land Use Permit for Larsen New home, 335 N 6700 E, Parcel # 201850002 (See attachment #3)

Mike with Pineview Builders was here to represent this project. There were some questions on the setbacks from the front of the property. There was no indication on the site plan that the front setback is 30 feet from the front property line.

The PC requests to resubmit the site plan with proper setbacks indicated on the plans. The coverage came into question. It was concluded that the coverage for the home was within the allowable limits. The retaining area on one side of the property came into question. The PC requested that the grading area be more clearly defined as far as what the plan is for that area and requested that it be shown on the property in question.

*as noted
it extends past
the property line*

PCM Poulter motioned to table the Land Use Permit for Larsen new home. PCM Hessenauer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Commissioner Suzanne Ferre</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

7-Discussion and/or action on Land Use Permit Stair addition Engstrom Home, Parcel # 240090009 (See attachment #4)

Mike Engstrom was present on behalf of the stairs and the roof extension project (below). PCM Ferre was concerned about the setback being too close to the alley, as presented is in the setback. TCM Hunter recited the code and the PC agreed that the only part of a house that was allowed in the setback was 18" of the roof eave. It was questioned why the property owner would not just shift the house 4 feet. PCM Songer was in the opinion that the PC cannot approve these two items as they are specifically against the code.

PCM Ferre motioned to deny the Land Use Permit Stair addition Engstrom Home, Parcel # 240090009. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Commissioner Suzanne Ferre</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

8- Discussion and or action on Land Use permit for Roof expansion on Engstrom Home, Parcel # 240090009 (See Attachment #4)

PCM Hessenauer motioned to deny the Land Use Permit for Roof expansion on Engstrom Home, Parcel # 240090009. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

9- Discussion on possible rezone & overlay zone for the Valley House 7310 E. 200 S., Parcel # 240140026

Rachel, the owner of the Valley House, was present to speak on behalf of her proposed project. Rachel commented that she would like to expand the Valley House and the amount of people she can accommodate and possibly hosting events. She wants to maintain the originality of the Valley House and continue to operate her business close to how she is now. In order to re-zone Rachel will need to submit a concept development plan. She stated that when the Valley House operated previously it was a total of 9 rooms and currently, she has 4. She is asking to restore 6 rooms that were previously part of the inn. She also voiced concerns that other Bed and Breakfasts in town do not actually operate per code. ** ↑ profit*

Rachel would like to add small cabins on her property. She would operate them as part of the bed and breakfast. It was recommended by the PC that she present a simple concept plan with more detail to the PC. It could be possible to rezone Rachel's property from R1 to C1 then she could apply for an overlay zone to accommodate her vision, as a possible way to achieve what she envisions. *Pub*

PCM Poulter questioned whether Rachel was currently doing events. She stated that she currently was not doing events, but she would like the ability to possibly host events in the future. There was concern from the PC that Rachel's plan would be approved by the town. Rachel commented that she is confident that her expansion would bring in much increased tax revenue for the Town. *Pub*

10- Discussion and/or action on C2 Zone (See attachment #5)

TCM Hunter explained that the C2 Zone was proposed years back, but was never developed. This Zone was thought to be a commercial highway zone. TCM Hunter modeled the C2 after the C1 Zone, but made some adjustments as they would pertain to a highway area. The question of what UDOT would allow off a highway came into question. The areas that would possibly fall into the C2 would be the American Legion, the Chevron shopping center and possibly Chris's in the future. Steve Songer commented that the PC should table this for now and get the opinion town resident and UDOT employee Rex Harris for his opinion on what would be possible. TCM Hunter will review what she has worked on with Mr. Harris.

It was also discussed that the Allowable Use Table be changed as needed to accommodate the C2 Zone. TCM Hunter requested that the PC review the Ordinance as is as well as the Use table for discussion at the next months meeting,

PCM Liz Poulter motioned to table the Discussion and/or action on the C2 Zone. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Suzanne Ferre <u>Alt Commissioner Hessenauer</u>
NAYS:	

11-Public Comment. There were none.

12-Chairman's Remarks. Acting Chair Songer thanked all for the discussion.

13-Motion to adjourn. ~~There was none~~

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

Meeting is adjourned at 8:21 p.m.

Shannon Smith, Clerk

PC Meeting 2/24/2023
 A101



15 SOUTH MAIN STREET, SUITE 200
 SALT LAKE CITY, UT 84111
 801.487.4444
 MILIUDESIGN.COM

SHEETNOTES
 1. SEE ALL NOTES ON ALL SHEETS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

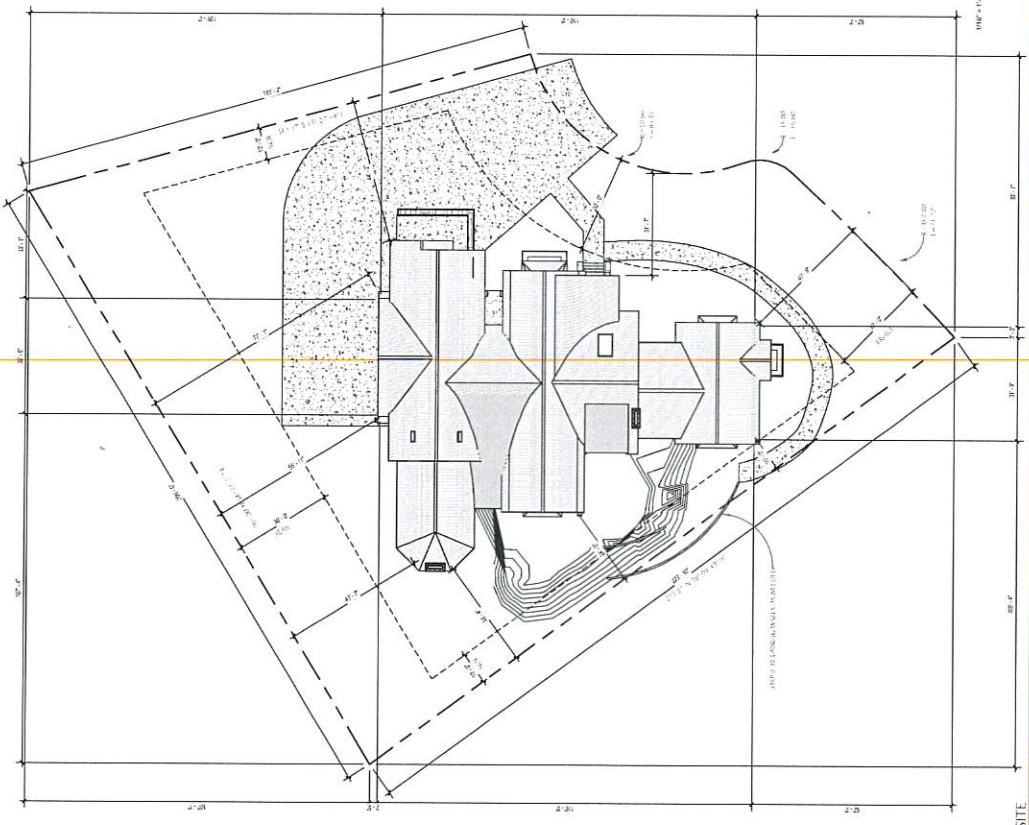
KEYNOTES
 1. SEE ALL NOTES ON ALL SHEETS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LARSEN RESIDENCE
 335 N 6700 E HUNTSVILLE, UT

LARSEN, MICHELLE & DAVID

PLAN - SITE | A101

PROJECT NUMBER: A101
 SET TITLE: SITE
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET COUNT: 10
 PERMIT SET



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

2023-0033

PC Meeting 8.24.2023
Attach #3



LAND USE PERMIT

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

Tax ID # 200590020

Address of Structure 320N. 6900E

Name & Address of Owner/Owners [REDACTED]

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8.24.2023

Set Backs Approved: Yes No

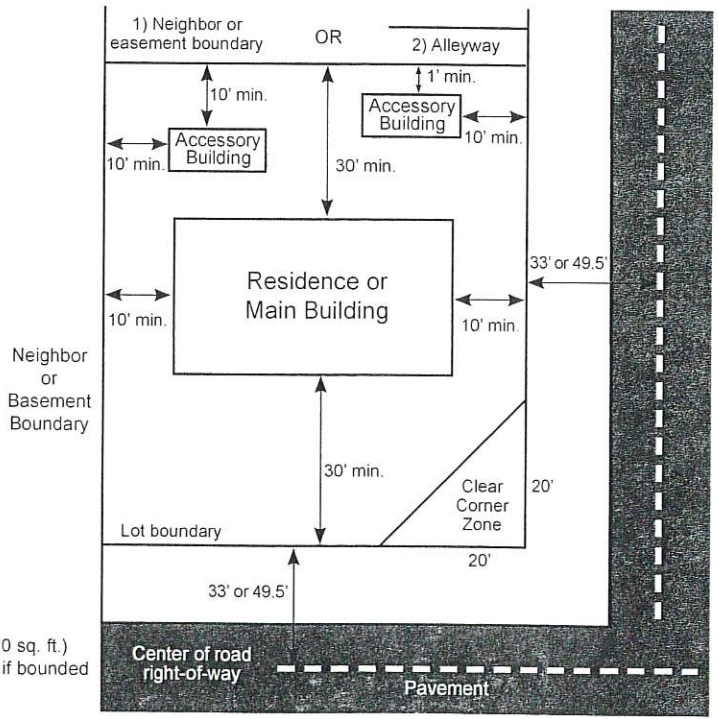
Any special stipulations and conditions of the Site Plan Review: NONE

[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."

Huntsville Town Residential Zone Setbacks

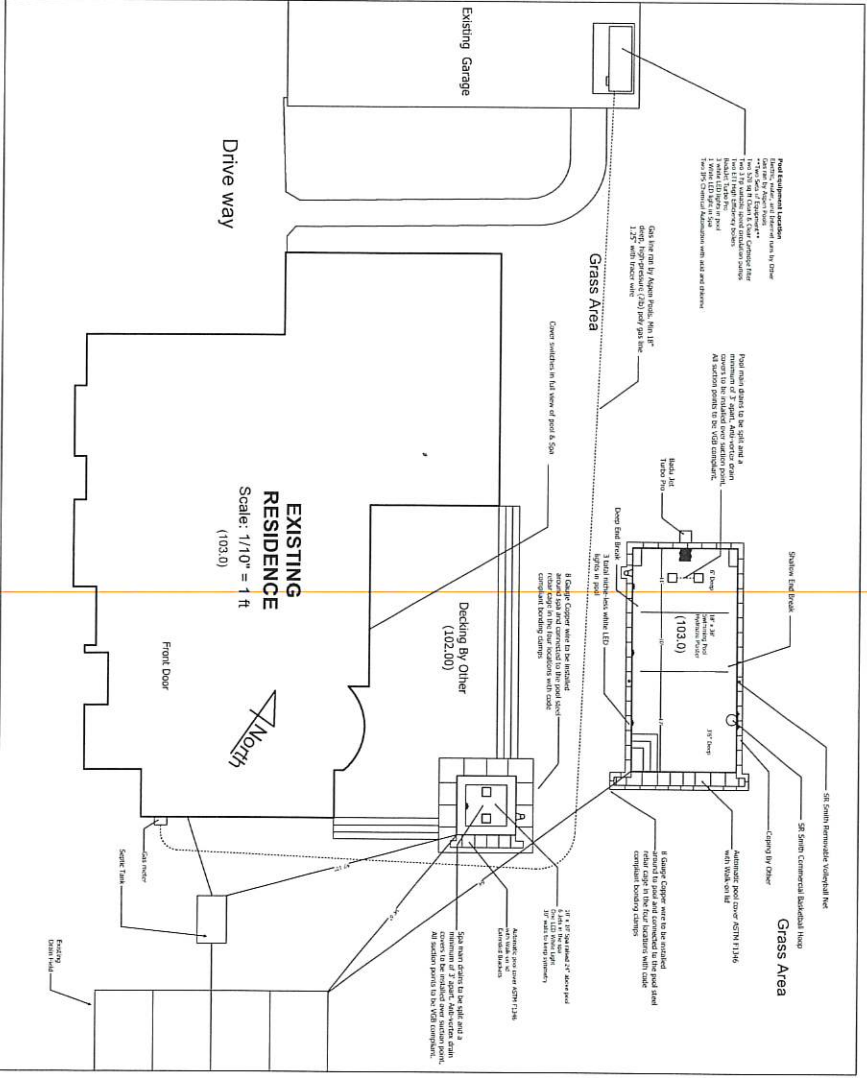
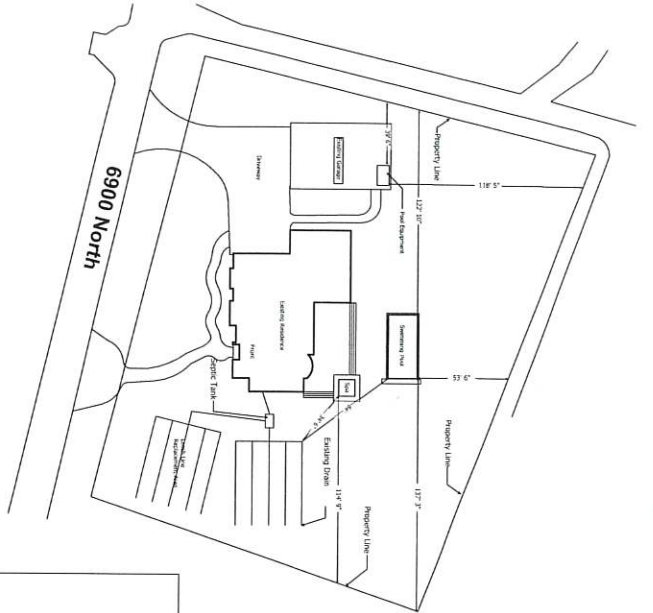


- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

(801) 742-4255
[Handwritten initials]

320 N. 10900 E

200590020



9.1 The installation of all swimming pools and the electrical wiring and equipment associated with the swimming pool shall conform to Chapter 42 of the 2014 I.E.C. or Article 680 of the 2017 I.E.C.

9.2 All overhead conductors shall meet the clearance as per Table E200.5 and Section E200.6

9.3 Underground wiring shall be installed under or within 5 feet of pool. E200.7

9.4 GFCI Requirements

9.5.1 There shall be at least one 20 or 25 amp GFCI protected receptacle within 20 feet and shall have a 5-foot cord length to the pool.

9.5.2 The swimming pool equipment shall be protected from lightning strikes per 14 or 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT INFORMATION

Address	265 North Main #2321, Kayville, UT 84407
Project Name	265 North Main #2321, Kayville, UT 84407
Contract Administrator	265 North Main #2321, Kayville, UT 84407
Project/Pool Number	265 North Main #2321, Kayville, UT 84407
Client	265 North Main #2321, Kayville, UT 84407
Pool Specifications	265 North Main #2321, Kayville, UT 84407
Excavation	265 North Main #2321, Kayville, UT 84407
Steel	265 North Main #2321, Kayville, UT 84407
Decking & Masonry	265 North Main #2321, Kayville, UT 84407
Plumbing	265 North Main #2321, Kayville, UT 84407
Plaster & Special Equipment	265 North Main #2321, Kayville, UT 84407
Pool Cover	265 North Main #2321, Kayville, UT 84407
Buyer Responsibilities	265 North Main #2321, Kayville, UT 84407
Company Info	265 North Main #2321, Kayville, UT 84407

POOL SPECIFICATIONS

Pool Size	103.0
Pool Shape	Rectangular
Pool Depth	4.0
Pool Material	Gunite
Pool Finish	White
Pool Deck	Concrete
Pool Decking	Composite
Pool Decking Material	TimberTech
Pool Decking Color	Grey
Pool Decking Width	4.0
Pool Decking Spacing	1.0
Pool Decking Installation	Overlaid
Pool Decking Details	See Notes
Pool Decking Notes	See Notes
Pool Decking Schedule	See Notes
Pool Decking Budget	See Notes
Pool Decking Warranty	See Notes
Pool Decking Maintenance	See Notes
Pool Decking Inspection	See Notes
Pool Decking Approval	See Notes
Pool Decking Sign-off	See Notes

EXCAVATION

Excavation Method	Hand-dug
Excavation Depth	4.0
Excavation Width	10.0
Excavation Length	10.0
Excavation Area	100.0
Excavation Volume	400.0
Excavation Material	Gunite
Excavation Finish	White
Excavation Deck	Concrete
Excavation Decking	Composite
Excavation Decking Material	TimberTech
Excavation Decking Color	Grey
Excavation Decking Width	4.0
Excavation Decking Spacing	1.0
Excavation Decking Installation	Overlaid
Excavation Decking Details	See Notes
Excavation Decking Notes	See Notes
Excavation Decking Schedule	See Notes
Excavation Decking Budget	See Notes
Excavation Decking Warranty	See Notes
Excavation Decking Maintenance	See Notes
Excavation Decking Inspection	See Notes
Excavation Decking Approval	See Notes
Excavation Decking Sign-off	See Notes

STEEL

Steel Material	Structural Steel
Steel Size	4x4
Steel Shape	Square
Steel Finish	Galvanized
Steel Deck	Concrete
Steel Decking	Composite
Steel Decking Material	TimberTech
Steel Decking Color	Grey
Steel Decking Width	4.0
Steel Decking Spacing	1.0
Steel Decking Installation	Overlaid
Steel Decking Details	See Notes
Steel Decking Notes	See Notes
Steel Decking Schedule	See Notes
Steel Decking Budget	See Notes
Steel Decking Warranty	See Notes
Steel Decking Maintenance	See Notes
Steel Decking Inspection	See Notes
Steel Decking Approval	See Notes
Steel Decking Sign-off	See Notes

DECKING & MASONRY

Decking Material	Composite
Decking Size	4x4
Decking Shape	Square
Decking Finish	Grey
Decking Deck	Concrete
Decking Decking	Composite
Decking Decking Material	TimberTech
Decking Decking Color	Grey
Decking Decking Width	4.0
Decking Decking Spacing	1.0
Decking Decking Installation	Overlaid
Decking Decking Details	See Notes
Decking Decking Notes	See Notes
Decking Decking Schedule	See Notes
Decking Decking Budget	See Notes
Decking Decking Warranty	See Notes
Decking Decking Maintenance	See Notes
Decking Decking Inspection	See Notes
Decking Decking Approval	See Notes
Decking Decking Sign-off	See Notes

PLUMBING

Plumbing Material	Copper
Plumbing Size	1/2"
Plumbing Shape	Round
Plumbing Finish	Polished
Plumbing Deck	Concrete
Plumbing Decking	Composite
Plumbing Decking Material	TimberTech
Plumbing Decking Color	Grey
Plumbing Decking Width	4.0
Plumbing Decking Spacing	1.0
Plumbing Decking Installation	Overlaid
Plumbing Decking Details	See Notes
Plumbing Decking Notes	See Notes
Plumbing Decking Schedule	See Notes
Plumbing Decking Budget	See Notes
Plumbing Decking Warranty	See Notes
Plumbing Decking Maintenance	See Notes
Plumbing Decking Inspection	See Notes
Plumbing Decking Approval	See Notes
Plumbing Decking Sign-off	See Notes

PLASTER & SPECIAL EQUIPMENT

Plaster Material	White
Plaster Size	4x4
Plaster Shape	Square
Plaster Finish	Smooth
Plaster Deck	Concrete
Plaster Decking	Composite
Plaster Decking Material	TimberTech
Plaster Decking Color	Grey
Plaster Decking Width	4.0
Plaster Decking Spacing	1.0
Plaster Decking Installation	Overlaid
Plaster Decking Details	See Notes
Plaster Decking Notes	See Notes
Plaster Decking Schedule	See Notes
Plaster Decking Budget	See Notes
Plaster Decking Warranty	See Notes
Plaster Decking Maintenance	See Notes
Plaster Decking Inspection	See Notes
Plaster Decking Approval	See Notes
Plaster Decking Sign-off	See Notes

POOL COVER

Pool Cover Material	Aluminum
Pool Cover Size	103.0
Pool Cover Shape	Rectangular
Pool Cover Finish	White
Pool Cover Deck	Concrete
Pool Cover Decking	Composite
Pool Cover Decking Material	TimberTech
Pool Cover Decking Color	Grey
Pool Cover Decking Width	4.0
Pool Cover Decking Spacing	1.0
Pool Cover Decking Installation	Overlaid
Pool Cover Decking Details	See Notes
Pool Cover Decking Notes	See Notes
Pool Cover Decking Schedule	See Notes
Pool Cover Decking Budget	See Notes
Pool Cover Decking Warranty	See Notes
Pool Cover Decking Maintenance	See Notes
Pool Cover Decking Inspection	See Notes
Pool Cover Decking Approval	See Notes
Pool Cover Decking Sign-off	See Notes

BUYER RESPONSIBILITIES

Buyer Responsibility	Obtain all necessary permits and approvals.
Buyer Responsibility	Provide accurate site information and utility locations.
Buyer Responsibility	Ensure proper site preparation and access.
Buyer Responsibility	Obtain all necessary insurance coverage.
Buyer Responsibility	Provide all necessary materials and equipment.
Buyer Responsibility	Ensure proper site protection and safety.
Buyer Responsibility	Obtain all necessary inspections and approvals.
Buyer Responsibility	Provide all necessary permits and approvals.
Buyer Responsibility	Provide accurate site information and utility locations.
Buyer Responsibility	Ensure proper site preparation and access.
Buyer Responsibility	Obtain all necessary insurance coverage.
Buyer Responsibility	Provide all necessary materials and equipment.
Buyer Responsibility	Ensure proper site protection and safety.
Buyer Responsibility	Obtain all necessary inspections and approvals.
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Buyer Responsibility	Obtain all necessary insurance coverage.
Buyer Responsibility	Provide all necessary materials and equipment.
Buyer Responsibility	Ensure proper site protection and safety.
Buyer Responsibility	Obtain all necessary inspections and approvals.
Buyer Responsibility	Provide all necessary permits and approvals.

COMPANY INFO

Company Name	ASPEN POOLS
Company Address	265 North Main #2321, Kayville, UT 84407
Company Phone	801-687-5721
Company Fax	801-687-5721
Company Email	info@aspenspools.com
Company Website	www.aspenspools.com
Company License	866073-5301, 5380
Company Insurance	See Notes
Company Bond	See Notes
Company References	See Notes
Company Testimonials	See Notes
Company Awards	See Notes
Company Certifications	See Notes
Company Memberships	See Notes
Company Affiliations	See Notes
Company Partners	See Notes
Company Suppliers	See Notes
Company Contractors	See Notes
Company Vendors	See Notes
Company Distributors	See Notes
Company Wholesalers	See Notes
Company Retailers	See Notes
Company Installers	See Notes
Company Technicians	See Notes
Company Workers	See Notes
Company Employees	See Notes
Company Contractors	See Notes
Company Vendors	See Notes
Company Distributors	See Notes
Company Wholesalers	See Notes
Company Retailers	See Notes
Company Installers	See Notes
Company Technicians	See Notes
Company Workers	See Notes
Company Employees	See Notes

BUILD PERMIT # 20250010

PC Meeting 8.24.2023
A# ch# 4

JOHN FALLS REMODEL

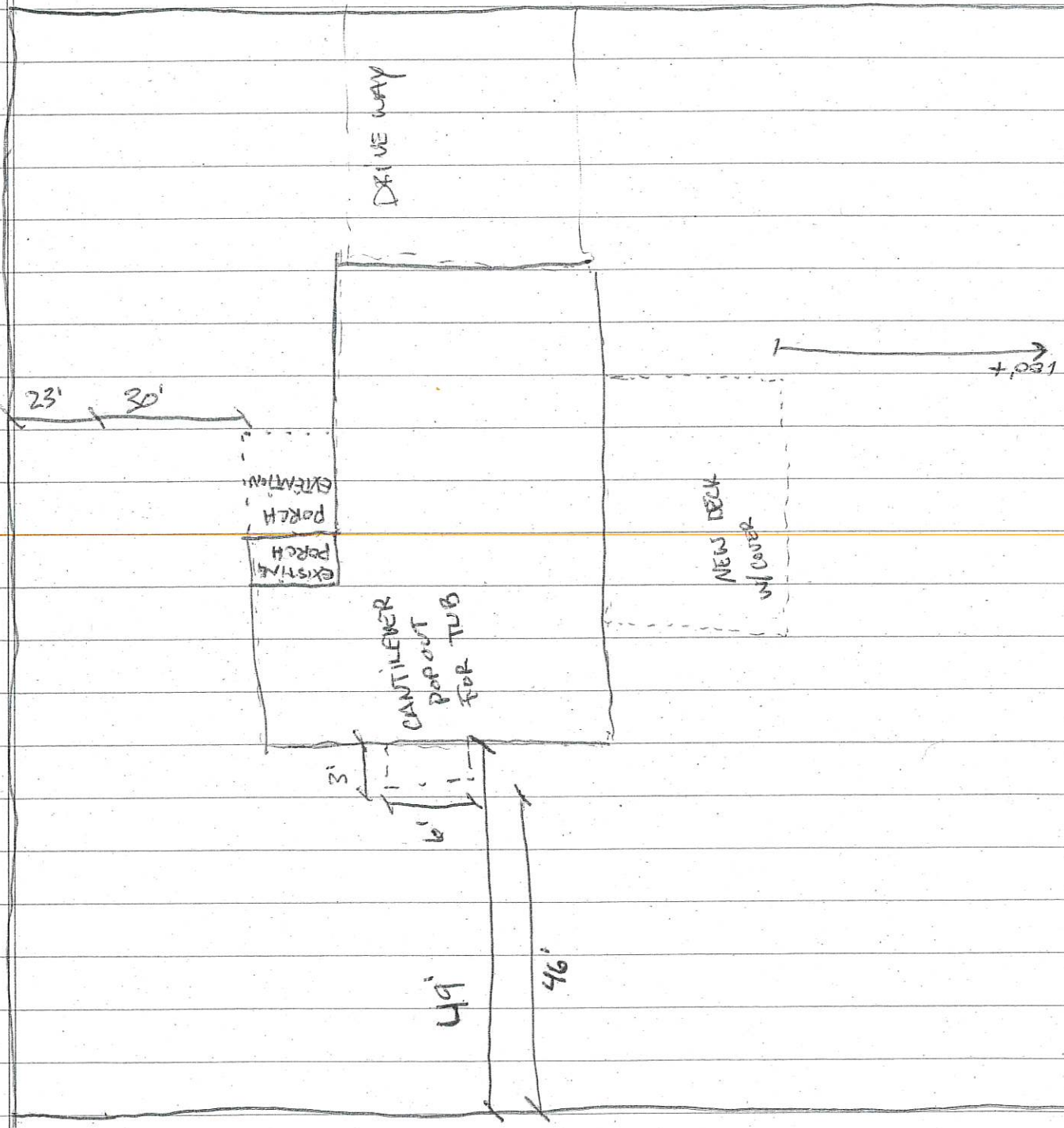
7315 E. 300 S.

HUNTSVILLE, UT

N
↑

300 S.

7300 E.



2023-03-34



LAND USE PERMIT

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

Tax ID # 240110012

Address of Structure 7315 E 300S

Name & Address of Owner/Owners Falls

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

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: All modifications

to property to stay within setbacks per code. Verification of front property line and setbacks

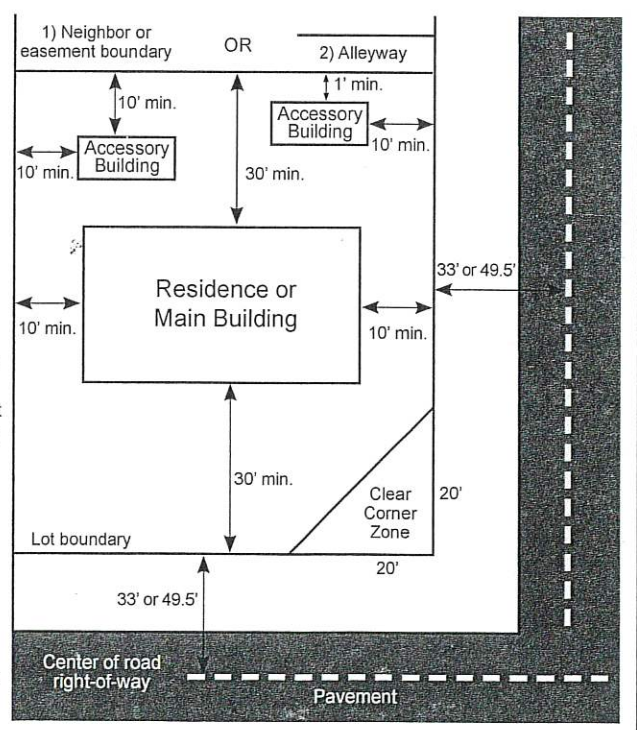
Huntsville Planning Commission Chairman

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."

- 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



2023-0032

Per meeting 8.24.2023
Attach # 5



LAND USE PERMIT

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

Tax ID # 201770001

Address of Structure 125 N. 6500 E.

Name & Address of Owner/Owners Gardner

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8.24.2023

Set Backs Approved: Yes No

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

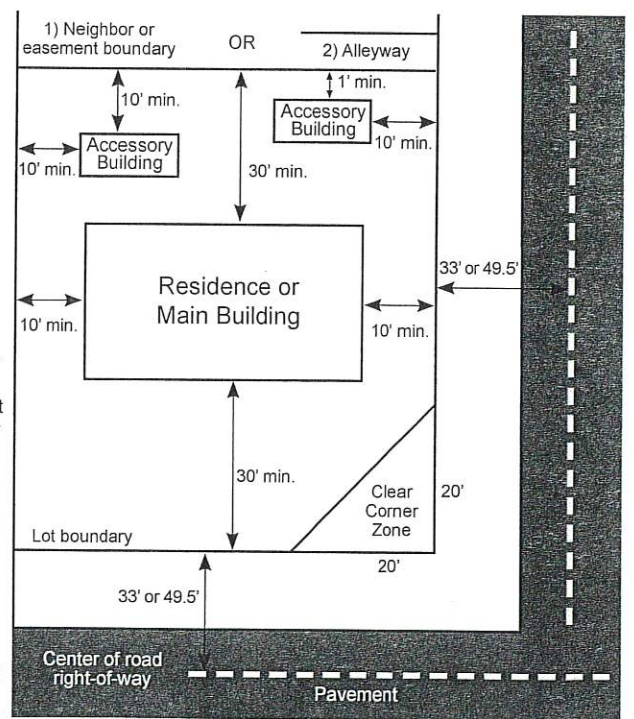
Huntsville Planning Commission Chairman

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



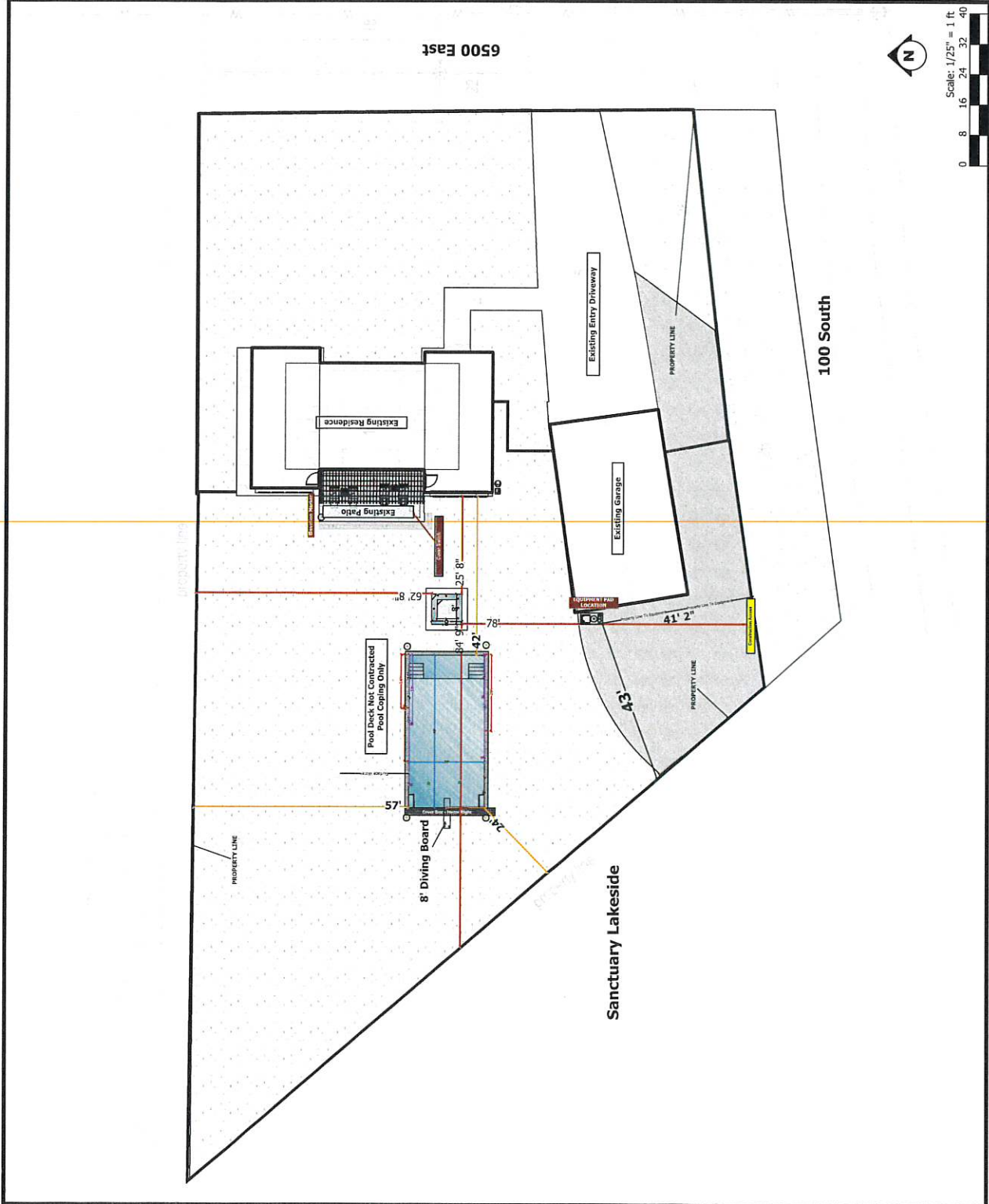
LOT COVERAGE ANALYSIS

Property Owner: Gardner
 Property Address: 125 N 6500 E

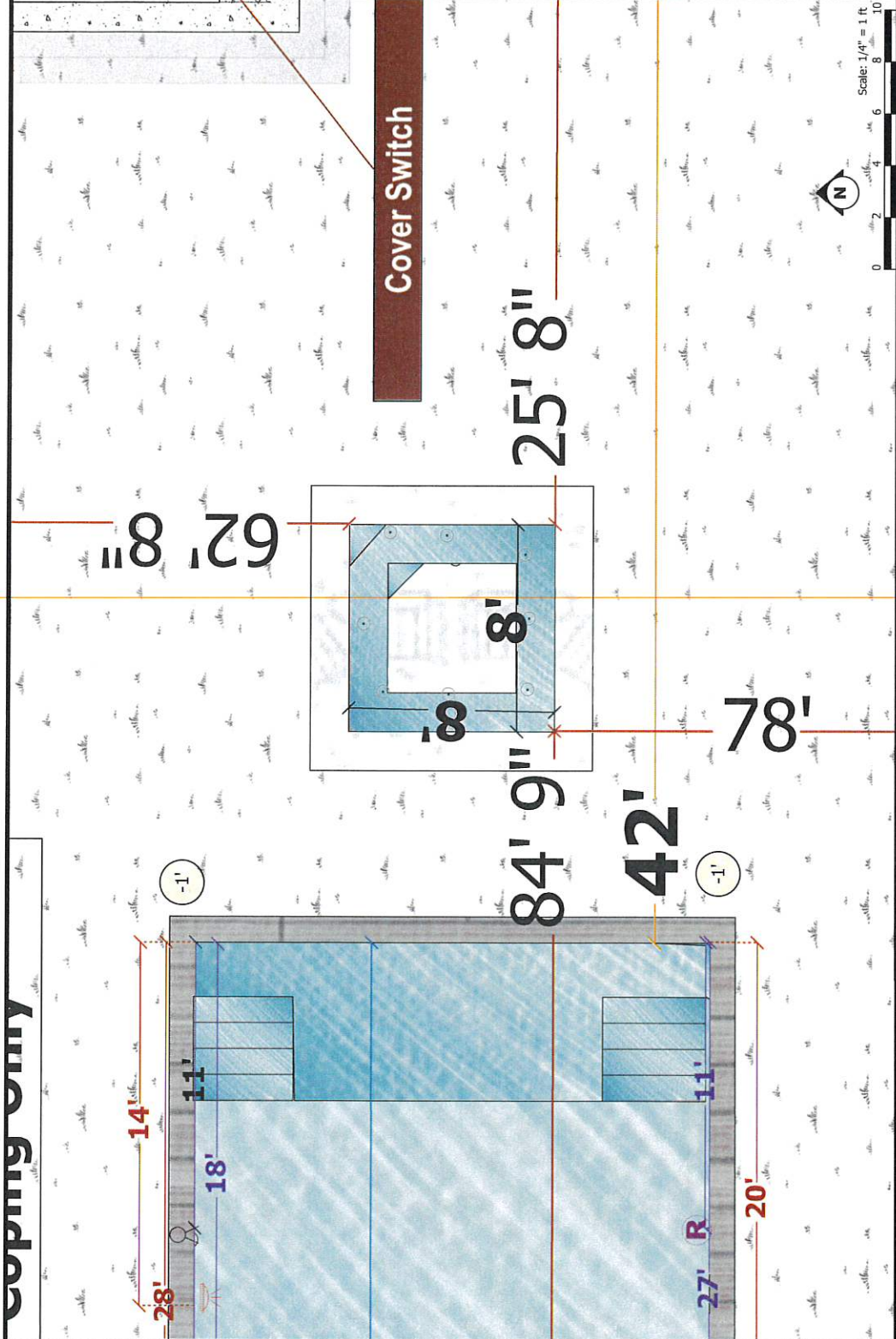
Total Lot Square Feet: 32,670

Existing Building Structures:	SQFT
House:	2620
Detached Garage:	1477
Shed:	0
Deck:	325
Total Building Square Footage:	4,422
Building Coverage Percentage:	13.54%

Lot Coverage:	SQFT
Building Coverage:	4,422
Proposed Pool:	1581
Proposed Spa:	142
Proposed Pool Decking:	0
Total Lot Coverage:	6,145
Lot Coverage Percentage:	18.81%



Coping Only



SPA DETAILS

Spa Type:	Gunitite
Spa Depth:	3'
Spa Size:	8' x 8'
Scupper:	No
Cover Box:	Standard
Raised or Flush:	Raised
Jets:	8
Stimmers:	1
Returns:	2
Lights:	1
Drains:	1 Set
Interior Finish:	TBD
Veneer:	Provides by homeowner, please quote
Circulation Pump:	Shared
Pump #1:	Jet Pump 3HP
Pump #2:	
Filler:	
Heater:	
Automation:	
Autofill:	

- Lined Concrete Washout to be Placed by Driveway for All Concrete, Paint, Stucco, and Masonry
- Water Draining Away from Homes, Berms or Slopes May Be Required Along Property Lines to Prevent Storm Water Flow onto Adjacent Lots, Final Grading Shall Blend with Adjacent Lots.
- The Grade Away from The Foundation Walls Shall Fall a Minimum of 6" Within the First 10' (5%) (R401.3.13).
- Gravel Bags or Equivalent Will Be Placed and Maintained Around Storm Drain Lines Adjacent or Immediately Downstream from Site Street Cuts and Gutter Will Be Inspected and Cleaned of All Mud and Dirt at the End of Every All Storm Water and Dirt Will Be Kept on Site During Construction Until Final Landscaping is Complete. General Contractor Will Be Held Responsible for Keeping All Dirt/Mud Onsite During Incident. Water for Sub Cleanup.
- Excavation Observation Report Will Be Conducted Post Excavation.
- Gas Line Upgrade May Be Necessary.
- 6" Fence Surrounding Pool with Auto Locking Gate Will Be/Has Been Installed.
- Electrical Location Marked
- Elevations Marked
- Property Lines and Distances from Structures to Water's Edge Have Been Marked
- Automatic Cover Will Be Installed on All Bodies of Water, With a Cover Switch in Full View of Pool.
- No Windows Within 5' of Water's Edge
- Swim outs Provided.
- Returns Every 300ft.
- Equipment Will Have Proper Yarding and Access Per Industry and Equipment Standards and Not Within 4' Horizontally or 10' Vertically of Windows or Doors.

PROJECT INFORMATION:

CLIENT NAME: Jono Gardner
 ADDRESS: 6500 East
 CITY: Huntsville
 STATE/PROVINCE: UT
 ZIP/POSTAL CODE: 84317
 DESIGNER NAME: Caitly Baleman

EMERALD POOLS & SPAS™
 CRYSTAL CREEK ENTERPRISES, INC.
 528 N 903 W • 2163pxys@em.UT 84037
 801-721-0577
 License #: 11893170-5551

PC Meeting 8.24.2023
Ath # 6

HUNTSVILLE TOWN
ORDINANCE 2022.6.22

2023

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH ADDING TITLE 15.8A
HIGHWAY COMMERCIAL ZONE C-2

RECITALS

WHEREAS, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the Town to regulate land use and development;

WHEREAS, Table 15-1, Huntsville Town Acceptable Uses by Zone, in Title 15 designates a Commercial Highway Zone C-2, the Huntsville Town Planning Commission desires to establish the standards of the Commercial Highway Zone C-2 into Title 15, Land Use;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on _____, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on _____;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on _____, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the Huntsville Town Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The *Huntsville Municipal Code* is hereby amended to read as follows:

15.8.A COMMERCIAL HIGHWAY ZONE (C-2)

15.8A.1	Purpose
15.8A.2	Use Regulations
15.8A.3	Single-Family Dwellings Use and Regulations
15.8A.4	Front Yard Regulations
15.8A.5	Side Yard Regulations
15.8A.6	Rear Yard Regulations
15.8A.7	Height Regulations
15.8A.8	Coverage Regulations
15.8A.9	Architectural, Landscape, and Screen Standards
15.8A.10	Parking
15.8A.11	Special Development Plan Overlay Zone

15.8A.1 Purpose

The purpose of the C-2 Zone is to designate areas within Huntsville Town that are close to Highway 39 and not in the center of Huntsville Town and would accommodate other uses in a commercial zone that are not permitted in the center of old Huntsville Town.

15.8A.2 Use Regulations

All uses allowed in the Commercial Highway Zone C-2 are designated either as permitted in Table 15-1, or as conditional and approved pursuant to a Conditional Use Permit by the Town Council. Signage regulations are contained in the Huntsville Town Signs Title, with additional considerations in this Chapter.

15.8A.3 Single-Family Dwellings Use and Regulations

All Use, Area, Frontage, Coverage, Yard, Height Regulations and Special Provisions pertaining to single-family dwellings are listed in the Agricultural Zone A-3 under Single Family Dwellings.

15.8A.4 Front Yard Regulations

The depth of the front yard shall be thirty (30) feet from the property line for all structures.

15.8A.5 Side Yard Regulations

The minimum side yard shall be ten (10) feet. The measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out 18 inches or less.

15.8A.6 Rear Yard Regulations

Lots which rear upon the side yard of another lot in a residential zone R-1 or agricultural zone A-3, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8A.7 Height Regulations

No pitched roof building or structure shall be erected to a height greater than two and one-half (2 ½) stories, or thirty-five (35) feet unless the height is for a unique architectural feature(s) recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty (40) feet, be no greater than 150 sf each and no greater in length than 20 feet each (e.g. bell tower, etc.) There shall not be more than two unique structures per acre. Flat roof buildings shall not exceed two (2) stories or twenty-four (24) feet, whichever is greater.

15.8A.8 Coverage Regulations

No buildings or structures or group of buildings with their accessory buildings shall cover more than 45 percent of the area of the lot.

15.8A.9 Architectural, Landscape and Screening Standards

As permitted in the Huntsville Town Architectural, Landscape, Screening, and Waste Disposal Standards Title 15.20.3 and as required below:

General requirements for all main buildings facing the public street:

1. No HVAC located on a roof to be visible from the street.
2. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas.
3. Roof and impervious parking lot surface runoff is encouraged to be returned to the landscaped areas on the lot and not engage the public stormwater system. Rain barrel water catchments are encouraged for roof runoff.
4. Metal roofs shall be painted or of a non-reflective nature.
5. Shingled roofs shall be composed of at least a 25-year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.
6. Fencing shall be three to four rail type fencing when visible from the street.
7. For pitched roofed buildings exterior walls to be composed of board and batten siding but may contain stone or brick features for up to 25% of the front facade.
8. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally.
9. No stucco is allowed.

15.8A.10 Parking

As permitted in the Huntsville Town Vehicle Parking and Loading Title except location of parking spaces shall be on the same lot as the main building.

15.8A.11 Specific Development Overlay Zone

As permitted in the Huntsville Town Commercial Zone C-1, Title 15.8.10, and following the requirements of Title 15.29, Specific Development Plan Overlay Zone.

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Accessory Building, Private	P	C	C	P	C	C	C	C	
Adult/sex-oriented facilities and businesses	N	N	N	N	N	N	N	N	
Agriculture	P	N	N	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	N	
Banks and financial services	N	C	C	N	C	N	N	N	
Bars, taverns, clubs	N	<i>NC</i>	<i>NC</i>	N	N	N	N	N	<i>* limit of home use</i>
Bed and breakfast	C	C	C	C	C	C	N	N	See 15.6.2.C
Bike Path	P	C	C	P	C	P	P	P	
Botanical or zoological garden	N	N	C	C	C	C	P	N	
Campground	N	N	<i>C</i>	C	C	C	P	P	
Car wash, commercial	N	N	<i>-C-</i>	N	N	N	N	N	
Cell Tower	N	N	N	N	N	N	N	N	
Cemetery	C	N	N	P	C	P	P	N	
Childcare center with less than 9 children	C	C	C	C	C	C	N	N	
Childcare center with more than 9 children	N	N	C	C	C	N	N	N	
Childcare, in home	C	C	C	C	C	C	N	N	
Churches	C	C	C	C	C	N	N	N	
Commercial kennels	N	N	C	C	N	C	N	N	
Construction equipment rental	N	N	C	N	N	N	N	N	
Construction equipment storage	N	N	C	N	N	N	N	N	
Construction equipment sales, wholesale	N	N	C	N	N	N	N	N	
Construction services office	N	N	C	N	N	N	N	N	
Dwelling unit, accessory	N	N	N	N	N	N	N	N	
Dwelling unit, multi-family (Apts)	N	N	N	N	N	N	N	N	
Dwelling unit, nightly rentals	N	N	N	N	N	N	N	N	
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, single family	P	P	P	P	P	P	N	N	
<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	N	C	C	C	C	P	N	
Funeral services	N	C	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	N	C	N	C	N	N	N	
Golf courses	N	N	C	C	C	C	C	N	
Golf Course, (miniature)	N	N	C	N	N	N	N	N	
Golf Driving Range with Golf Course	N	N	C	C	C	C	C	N	
Group home for juveniles	N	N	C	N	N	N	N	N	
Healthcare facilities	N	C	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	C	N	N	
Horse boarding	C	N	C	C	C	N	C	N	
Horse stables and riding academy	N	N	C	C	C	N	C	N	
Hospitals	N	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	N	N	N	N	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	N	N	N	N	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	N	
Manufacturing, light	N	N	C	N	N	N	N	N	
Medical equipment supply	N	C	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	N	
Movie Theater	N	N	C	N	C	N	N	N	
Museum	C	C	C	C	C	C	C	C	
Nursing home, Assisted Living	N	C	C	N	N	N	N	N	
Offices, general	N	C	C	N	N	N	N	N	
Offices, medical and dental	N	C	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	C	N	C	C	N	N	
Park and ride	N	N	C	N	C	N	N	N	
Parking lot	N	C	C	N	C	C	N	N	
Parks, Public	N	C	C	P	C	P	P	N	
Parks, Private	P	C	C	P	C	P	P	P	
Performing Arts Center	N	C	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	C	N	N	
Property management offices/check in facilities	N	N	N	N	N	N	N	N	
Reception Center <i>Events</i>	N	C	C	N	C	N	N	N	
<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

Recreation and athletic facilities	P	C	C	N	C	C	C	N	See 15.6.2.I
Recreation Equipment Rentals	N	C	C	N	C	C	C	N	
Recreation, public	N	C	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	C	N	N	
Repair services, Motorized	N	N	C	C	C	C	N	N	
Repair services, Non-motorized	C	C	C	C	C	N	N	N	
Residential treatment facility	N	N	N	N	N	N	N	N	
Retail Sales (See Chart Below)									See Below
Schools	N	C	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	N	
Storage, Indoor, Commercial	C	C	N	N	N	N	N	N	<i>*See Applicable Conditional Uses Defined (Attached to this document)</i>
Storage, RV, boat or vehicle, Private	P	N	C	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial (Indoor or Outdoor)	N	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	C	N	N	
Timeshares	N	N	N	N	N	N	N	N	
Trailhead Parking	C	C	C	C	C	C	C	N	
Trails	C	C	C	P	C	P	P	C	
Transportation/Shuttle Services	N	C	C	N	C	C	N	N	
Truck Stop	N	N	N	N	N	N	N	N	
Utility Facilities	N	C	C	N	C	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	N	C	C	C	P	P	N	
			e2						

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Agricultural sales and service	N	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	C	N	N	N	
Art Supply Store	N	C	C	N	C	N	N	N	
Auto Parts Store	N	N	N	N	N	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	N	
Bakery	N	C	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	N	
Big box retail	N	N	N	N	N	N	N	N	
Bookstore	N	C	C	N	C	N	N	N	
Bowling Alley	N	N	C	N	N	N	N	N	
Camera Shop	N	C	C	N	C	N	N	N	
Clothing/Boutique Shop	N	C	C	C	N	N	N	N	
Convenience Store	N	C	C	N	C	N	N	N	
Department or discount store	N	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	C	N	N	
Food Truck	C	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	N	C	C	C	N	N	N	N	
Grocery Store	N	C	C	N	C	N	N	N	
Hardware Store	N	C	C	N	C	N	N	N	
Kiosk	N	C	C	C	C	N	N	N	
Laundromat, Laundry	N	N	C	N	C	N	N	N	
Locksmith or Key Shop	C	C	C	C	C	N	N	N	
Medical/Dental/Optical Clinic	N	C	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	N	
Mortuary	N	N	C	N	N	N	N	N	
Music Store	N	C	C	N	N	N	N	N	
Optical Shop	N	C	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	N	
Pet Shop	N	C	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	C	N	N	
Pharmacy	N	C	C	N	C	N	N	N	
Print Shop	N	C	C	N	N	N	N	N	
Recreation Vehicle and Boat Sales	N	N	N	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-Through	N	N	N	N	N	N	N	N	
Restaurant, Deli or Take-out	N	C	C	N	C	N	N	N	
Restaurant, Full Service	N	C	C	N	C	N	N	N	
Seasonal Outdoor Vendor	N	C	C	C	C	C	N	N	
Shoe Store	N	C	C	N	N	N	N	N	

Restaurant, w/ Adult service

** 2 all dwell*

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<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Smoke Shops	N	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	C	N	N	
Studio, decorator and display	N	C	C	N	C	N	N	N	
Studio, Health or Exercise	N	C	C	N	C	N	N	N	
Tent Vendor	N	C	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	C	N	N	N	N	N	

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