

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

**MEETING DATE:** October 23rd 2025  
**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
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Planning Commissioner	Present
Brent Ahlstrom	Alt Planning Commissioner	Excused
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 September 25<sup>th</sup> 2025.  
**(See Attachment #1)**

**PCM Poulter motioned to approve the amended minutes from September 25th 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 Commissioner Henderson
<u>NAYS:</u>	

3) Discussion and/or action of Land Use Permit for Accessory Building, 378 N 6900 E, Parcel # 200100047 ( See Attachment #2)

The Taylors are looking to build an accessory building for a gathering space. The builder was present to speak for the project. PCM Poulter and Chairman Endicott questioned the height of the building. The height was not called out on the plans and Chairman Endicott commented that the max height was 35 feet. The planning commission also requested that the coverage be calculated on the plans submitted for building.

**PCM Larsen motioned to approve the Land Use Permit for Accessory Building, 378 N 6900 E. Parcel # 200100047.** Chairman Endicott 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 Ferre</u> <u>Commissioner Henderson</u>
<u>NAYS:</u>	

4) Discussion and/or action of Land Use Permit for home addition in Sage, 322 S 7900 E. Parcel # to be determined upon consolidation. (See Attachment #3)

Lots 4 and 5 in the Sage subdivision were consolidated by the Town Council. The Town engineer is currently working with the developer to finalize the plat. The property owners bought the existing home and are looking to expand. The PC discussed the site plan and building footprint.

**PCM Ferre motioned to approve Land Use Permit for home addition in Sage, 322 S 7900 E. Parcel # to be determined upon consolidation.** PCM Henderson 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 Ferre</u> <u>Commissioner Henderson</u>
<u>NAYS:</u>	

5- Discussion on Yurts (See Attachment #4)

TC Member Hunter discussed the house/Yurt that was approved previously approved the PC. The discussion is whether the town wants to allow this type of building moving forward (round houses). The planning commission agrees that they would like to craft an Ordinance to dis-allow such buildings we round houses and shipping containers.

PCM Larsen questioned whether the Town would allow this as an accessory building. Sandy pointed out that municipalities have the right to control the look of their Town/City. And holding a public meeting to understand what the public wants is always a good idea.

6- Discussion and/or action for recommendation of Ordinance 2025.7.23 (See Attachment #<sup>5</sup>~~4~~)

Chairman Endicott and Beckki worked on this Ordinance and have presented it to the Planning commission. TCM Hunter presented the idea of a work session to the Planning Commission on this Ordinance. Chairman Endicott reminded the PC that the Ordinance will affect the land it is in and not the owner of the property. Also that the boat club is grandfathered in their use. They can continue operating as they have been. If they want to change their operating procedures, they would need to abide by any current code.

The Ordinance could also use a special event section, as well as addressing parking. PCM Larsen pointed out that some of the wording in the Zone is contradictory. Discussion continued on special events. There was also discussion on seasonality, and how the town wants to address that.

### **Discussion only no Action taken**

8-Public Comment. Matt McKay was present to address the PC with some land use questions. Matt presented a concept plan for the property. There was discussion on flag Lots and TCM Hunter read from the Huntsville Town code.

Steve Starkes does not want a public road through the property and the arrangement as presented allows for all the needed lots with frontage. TCM Hunter proposes a development agreement with the property owner to address the needs of the property. Matt is agreeable to the idea of a DA and believe that the Starks will be as well.

### 9- Sandy's TC Updates

TCM Hunter updated the PC on the two new Planning members that were appointed by the Town Council. There was a discussion on the Planning Commission terms, which are now three years.

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

### 11-Motion to adjourn.

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

**Meeting is adjourned at 8:12 p.m.**

  
Shannon Smith, Clerk

# MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

**MEETING DATE:** September 25th 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	Present
John Henderson	Alt Planning Commissioner	Excused
Sandy Hunter	TC Liaison	Excused
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 August 26th 2025.  
 (See Attachment #1)

**Chairman Endicott motioned to approve the amended minutes from August 26th, 2025.**  
 PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3-Discussion and/or action of Land Use Permit for Grant Accessory Building, 6621 E 100 S, Parcel #241300004 ( See Attachment #2)

Cindi and Zachary Grant were online to represent their project. Location of the proposed structure was clarified. No plumbing or gas, just electrical.

PCM Ferre motioned to approve Land Use Permit for Grant Accessory Building, 6621 E 100 S, Parcel #241300004. PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Poulter Commissioner Ferre
NAYS:	

4-Discussion and/or action of Land Use Permit for Huntsville Town Parcel #240140039. Lessees Ogden Valley Sauna, concrete pad and portable sauna building. (See attachment #3)

Grant was online to speak on the project, business partner Kaitlyn was in person at the meeting. Grant and Kaitlyn gave the overview of the business. The logistics and infrastructure of what will be added to the property was discussed.

PCM Songer motioned to approve the Land Use Permit for Huntsville Town Parcel #240140039. Lessees Ogden Valley Sauna, concrete pad and potable sauna building. PCM Endicott seconded the motion. Rescued; Commissioner Poulter. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Ferre
NAYS:	
Recused:	Commissioner Poulter

5- Discussion and/or action on Land Use permit for signage for Ogden Valley Sauna. (See Attachment #4)

Kaitlyn commented that the signage will be lit to Dark sky standards.

PCM Ferre motioned to the Land Use permit for signage for Ogden Valley Sauna. PCM Songer seconded the motion, with the stipulation that the final concept for the signage be sent to the PC when it is available. Recused; Liz Poulter. Motion passes. Votes are reflected below.



VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre
Recused;	Commissioner Liz Poulter
NAYS:	

**6-Discussion and/or action for recommendation of Ordinance 2025.7.23 (See Attachment #5)**

Chairman Endicott referred to Marriott-Slaterville's ordinance as an example. Allen recommend that the PC look at updating the Conditional Use section in the Huntsville Town code. The issue of traffic and occupancy for the RC Zoned and potentially zoned areas were discussed. As far as the powder mountain property the Town is working on a development agreement to go along with changes to the RC Zone.

Chairman Endicott mentioned for the record that the existing Boat Club as it currently operates is "grandfathered" any changes to the current RC zone will not their effect current operations.

Chairman Endicott reviewed comments that were submitted by the Planning commission members and included in the packet. PC Poulter reviewed her comments as submitted.

The requirement for a business license was brought up by the PC.

PCM Songer was concerned about the enforcement issue. PCM Poulter commented that if rules are not followed the Town has the ability to revoke the Conditional Use Permits issued. That is the Town's main recourse if the stipulations set by the Town are not followed. Steve is voiced that the Town should be cautious about the rules it makes as they might struggle to enforce them.

**PMC Discussion and/or action for recommendation of Ordinance 2025.7.23** PCM seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Poulter Commissioner Ferre
NAYS:	

**7- Sandy's TC Updates.** Sandy was unavailable for comments

**8-Public Comment.** Will Vander Toolen commented/ questioned about the commercial activity that is taking place on the property. He was concerned about what would be the financial benefit to the Town for certain operations on property that could potentially be in the RC zone.

Brady Layton also commented on the financial aspect of operations proposed in Town.

9-Chairman's Remarks. Chairman Endicott commented that the Town is addressing Sales tax for Powder Mountain and their operations in Town. Allen also commented on the traffic issue in Town, he agrees that needs to be addressed. Chairman Endicott pointed out that currently Powder Mountain has paused all projects and are currently working on agreements with the Town. He also reminded the group that all property owners have property rights and the Town needs to work together with property owners to reach agreements.

Chairman Endicott thanked all for the discussion.

10-Motion to adjourn.

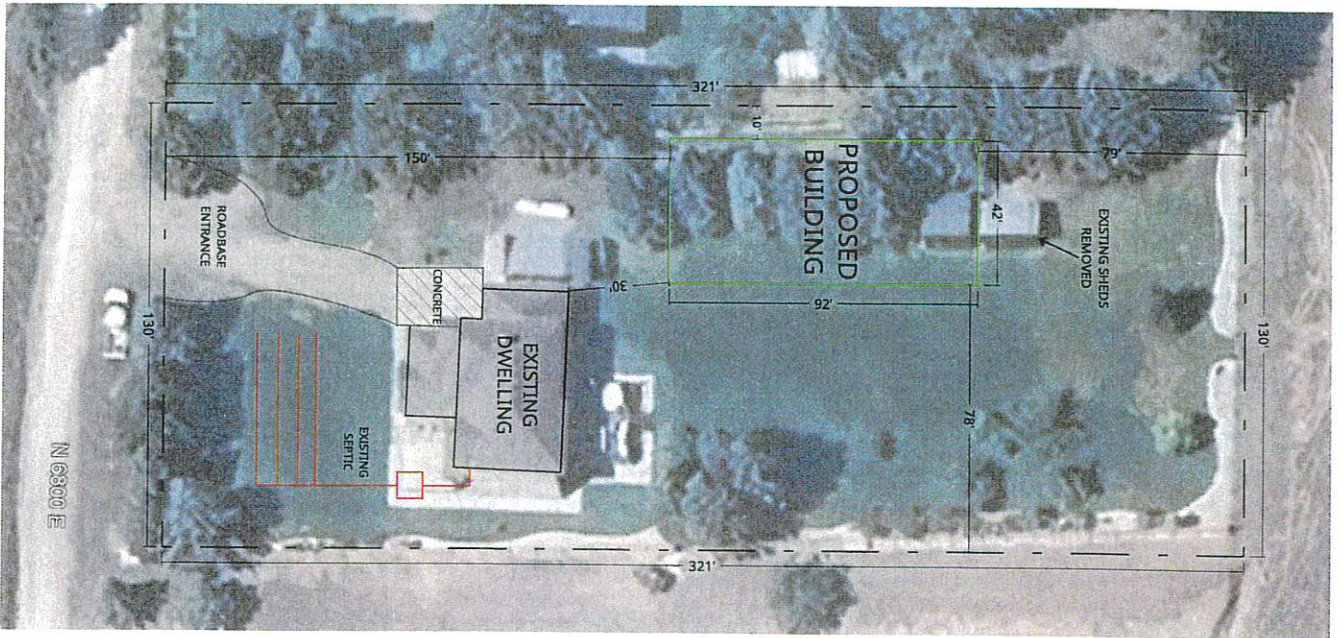
**PCM Songer made a motion to adjourn the meeting.** All votes Aye. Meeting adjourned by acclamation.

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

---

Shannon Smith, Clerk

DRAFT



TIMOTHY TAYLOR  
378 N 6900 E HUNTSVILLE UT 84310  
PARCEL: 20-010-0047  
PH: 281-224-1216

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



50'  
SCALE

Notes:

1. Drainage to be maintained on lot.
2. Grade to slope away from structure at 5%.
3. Material to be dropped off on site without disruption to traffic.
4. A portable toilet, dumpster and concrete washout will be on site during construction.
5. Project construction to adhere to all codes and ordinances adopted by Weber County.





2025-0078

## LAND USE PERMIT

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

Tax ID # 200100047

Address of Structure 378 N. 6900 E. - Accessory Building

Name & Address of Owner/Owners Taylor

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10.23.2025

Set Backs Approved: Yes ☐ No ☐

Any special stipulations and conditions of the Site Plan Review: max height of 35 ft

Coverage calculations need to be submitted with  
building plans.

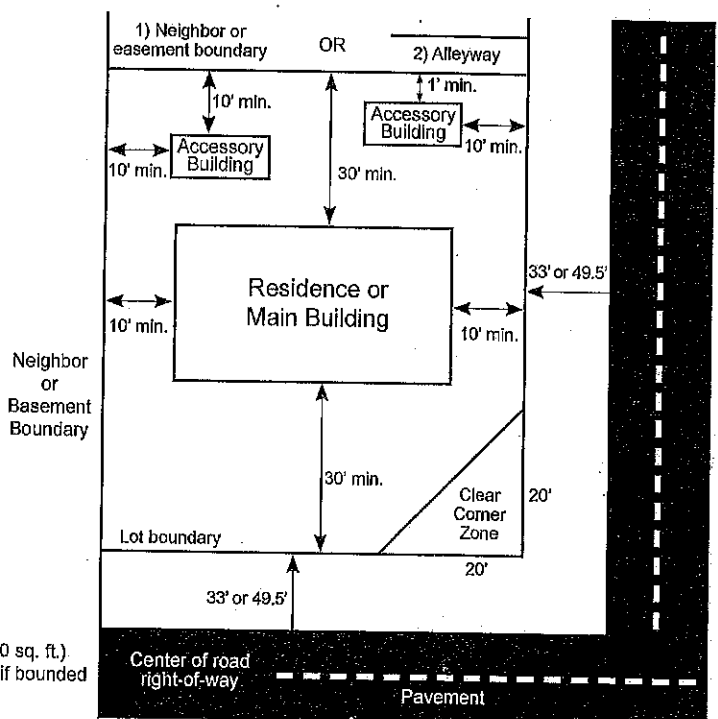
Huntsville Planning Commission Chairman

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



THESE ARCHITECTURAL AND ENGINEERING SERVICES ARE PROVIDED BY AN INDEPENDENT CONSULTANT. THE CONSULTANT'S WORK IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

**Element**  
design collective

470 North 500 West  
Salt Lake City, UT 84103  
JONHEIM DESIGN CO  
10000 South 1000 East, Suite 100  
Salt Lake City, UT 84114  
TEL: 801.466.1000 FAX: 801.466.1001  
WWW.JONHEIMDESIGN.COM

PROJECT:  
SAGE GARAGE

REVISIONS:

PC Meeting 10-23-25  
TITLE: SIT  
SHEET: 3  
DATE: 11/1/25



1 SITE PLAN  
1" = 20'-0"

322 S. 7900 E





## LAND USE PERMIT

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

2025-0079  
\$150.  
w/ builder  
R

Tax ID # TBD

Address of Structure 322 S. 7900 E.

Name & Address of Owner/Owners Harris (Lot 514) Sage

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10.23.2025

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: \$ No Permits shall be valid or issued without final recording on the consolidation of lots 4 & 5 in Sage

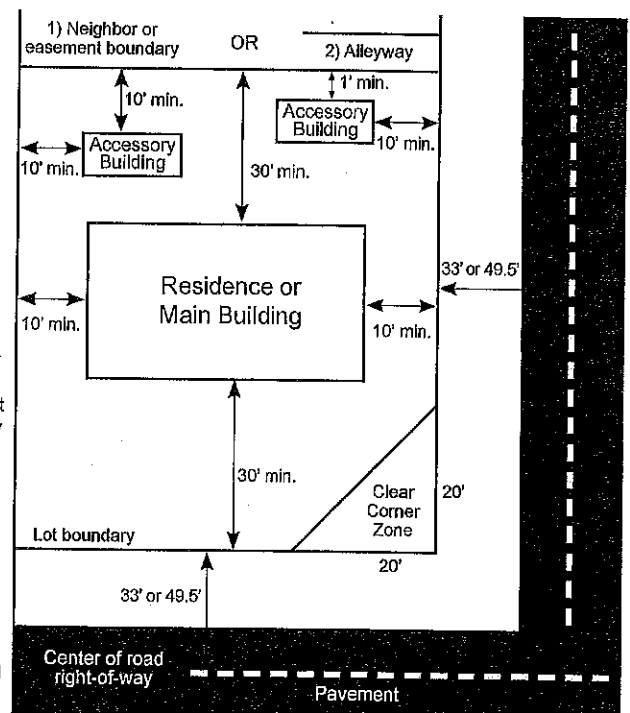
[Signature]  
Huntsville Planning Commission Chairman

[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."

- 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



**10.32 Shipping Containers, Yurts And Tepees****10.32.010 Shipping Containers, Yurts And Tepees Used As Dwellings Prohibited****10.32.020 Definitions - Shipping Containers, Yurts And Tepees****10.32.010 Shipping Containers, Yurts And Tepees Used As Dwellings Prohibited**

- A. It is the intent of this Ordinance to limit the placement and use of any shipping container, yurt or tepee as a living unit in the City of Escalante. This limitation is to protect the public health and safety and the aesthetic quality of the City.
- B. No person shall place or cause to be placed or use or permit a shipping container, yurt or tepee as a living unit on any land in the City of Escalante.
- C. Shipping Containers may be used as a shed, shop or storage unit following all setback requirements for the particular zone.

**HISTORY**

Adopted by Ord. 2019-11 on 8/20/2019

*Dwellings*

**10.32.020 Definitions - Shipping Containers, Yurts And Tepees**

**SHIPPING CONTAINER:** A container with strength suitable to withstand shipment, storage and handling. Shipping containers range from large reusable steel boxes used for intermodal shipments to the ubiquitous corrugated boxes. Shipping containers are commonly standardized re-sealable transportation boxes for unitized freight handling with standardized equipment. The most common sizes are twenty feet long or forty feet long.

**TEPEE:** A tent, traditionally made of animal skins upon wooden poles. Modern tepees usually have a canvas covering.

**YURT:** A portable, round tent covered with skins or felt and used as a dwelling by several distinct nomadic groups in the steppes of Central Asia. The structure comprises an angled assembly or latticework of pieces of wood or bamboo for walls, a door frame, ribs (poles, rafters), and a wheel (crown, compression ring) possibly steam-bent. The roof structure is often self-supporting, but large yurts may have interior posts supporting the crown. The top of the wall of self-supporting yurts is prevented from spreading by means of a tension band which opposes the force of the roof ribs. Modern yurts may be permanently built on a wooden platform; they may use modern materials such as steam-bent wooden framing or metal framing, canvas or tarpaulin, Plexiglas dome, wire rope, or radiant insulation.

**HISTORY**

Adopted by Ord. 2019-11 on 8/20/2019

*Park City Code*



Copy

PC minutes 10.23.25  
AHC#5

Date?  
Work Session

Change CU  
to PC level

HUNTSVILLE TOWN  
ORDINANCE NO. 2025-7-23

AMENDMENTS TO TITLE 15.14 – RC ZONE

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING  
THE HUNTSVILLE TOWN TITLE 15.14, 15.16, TABLE 15-1  
ACCEPTABLE USE AND DEFINITIONS;

WHEREAS, Huntsville Town (hereafter “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, the Huntsville Town Council desires to update the Recreation  
Zone (RC-1) to accurately reflect the desired use of the current parcels;

~~WHEREAS, the Huntsville Town Council desires to amend the Residential  
Zone (R-1) to prioritize single family dwellings;~~

~~WHEREAS, the Huntsville Town Council desires to amend Table 15-1, the  
Acceptable Use Table, limiting the Commercial Zone (C-1) to home occupation  
and emphasizing commercial use for the benefit of the Town;~~

~~WHEREAS, the Huntsville Town Council desires to update the Chapter 15.4,  
Conditional Uses, to come in compliance with the Utah State Code;~~

Commented [BE1]: Show code reference

WHEREAS, the Huntsville Town Council desires to add the definitions,  
permitted and conditional uses, and special regulations in the Recreational Zone  
~~of “Private Recreational Club” to the definitions~~ of the Huntsville Town  
Municipal Code which will help to preserve the natural landscape in the zone;

WHEREAS, after publication of the required notice, the Planning  
Commission held its public hearing on the 23rd of July, 2025, to take public  
comment on this Ordinance, and subsequently gave its recommendation to adopt  
this Ordinance on the 26<sup>th</sup> of August, 2025;

Special Events Definition

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on the 4<sup>th</sup> of September, and desires to act on this Ordinance;

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

**Section 1:** Repealer. Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

Repealer. Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

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

#### 15.14 RECREATION ZONE RC

15.14.1	Purpose.
15.14.2	Definitions.
15.14.3	Permitted Uses.
15.14.4	Conditional Uses Area Regulations.
15.14.5	Special Provisions.
15.14.6	Area Regulations.

##### 15.14.1 Purpose.

The Recreation Zone (RC) is established as a Zzone in which the primary use is for recreation, including private member-based seasonal recreational purposes clubs and/or camps, and operated by a private member-based organization that is not available for use by the general public, or paying public, or as a commercial venture enterprise (i.e., private seasonal recreational camps). The purpose of the Recreation Zone (RC Zone) is to provide suitable areas that will accommodate the need for private recreation and its associated uses, some of which may have an environmental impact requiring a Conditional Use Permit after public review and/or special regulations.

Does this fit w/ Powder

The objectives of the RCReereational Zone RC are:

- A. to promote the use of the land for private fishing and recreational purposes.
- B. to facilitate the conservation of water and other natural resources.
- C. to preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone.

In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Recreation Zone RC.

##### 15.14.2 Definitions These definitions only apply to this Chapter.

- A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.
- B. "Accessory Structure or Building" means a subordinate structure detached from but



located on the same lot as the main structure, the use of which is incidental and accessory to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or structure.

C. "Campground" means a private open area with sanitary facilities for overnight or camping and may include the overnight parking of camping trailers, tent trailers or other vehicle types intended for camping purposes.

D. "Commercial Use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

E. "Conditional Use" means a use or occupancy of a building, or use of land permitted by the Huntsville Planning Commission Town Council subject to certain conditions in accordance with the as a "Special Exception" only when authorized upon issuance of a Conditional Uses Permit and subject to the limitations and conditions specified therein as provided in the Conditional Uses Chapter of this Ordinance, intended to allow compatible integration of uses which may be suitable only in certain locations within a particular zone, or only upon certain conditions and/or design criteria being achieved.

The purpose and intent of Conditional Uses is to allow in certain areas, compatible integration of such uses with conditions that mitigate negative impacts associated with the use as special exceptions but which are related to the permitted uses of in the RC Zzone, in order to allow the use to but which may be suitable and desirable at a only in certain locations in that particular zone due to conditions and circumstances peculiar to that use and/or location by regulating and/or only if such uses as designed, laid out, and construction, operations, traffic, and any other factored on the proposed site, including time, place and manner conditions in a particular manner.

F. "Dwelling" means a building or portion thereof, which is constructed in compliance with the Town's adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.

G. "Permitted Use" means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.

H. "Private" means for use by the occupant, their friends, and guests, and not for the purpose of remuneration, hire, or sale or any other commercial use nor use by an ad hoc informal association or group for the purpose of circumventing this limitation.

I. "Public" means buildings or uses owned or operated by a branch of the Government or governmental entity and open to the public, such as Libraries, School, Parks, other than private facilities.

J. "Special Event" means

Commented [BE2]: The PC needs to define what a special event is in this RC zone.

#### 15.14.32 Permitted Uses

~~A. Parking of motor homes, travel trailers, and tents~~

A. Private Storage of RV, boat or vehicles

B. Bike Paths

C. Private Parks

D. Outdoor Recreation

~~A. Boating, water skiing, and other water recreation activities~~

~~B. Fishing~~

~~Private recreation grounds; private picnic areas~~

~~C. Private club facilities for member only recreational and social use, including accessory structures such as bathhouses, pavilions, barns and pools, provided such facilities are not open to the general public and are not operated as commercial enterprises~~

#### 15.14.3 Conditional Uses

The following uses shall be permitted only in the RC zone only after issuance of a Conditional Use Permit as provided in Chapter 15.4.

##### A. Private Recreation Facility:

- a. Special Events as defined by 15.14.2 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
- b. Operating hours – not to exceed opening at 8 a.m. and closing at 10 p.m.
- c. Parking – Not to exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking allowed.
- d. Shuttle Service – Shuttles for events and daily activities must be restricted to 100 South.
- e. Noise – No amplified sound on the parcel with the exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- f. Daily ~~Occupancy~~ Occupancy – limited to 100 people including staff and members.
- g. Night Lighting – Must follow Weber County's Dark Sky Ordinance.
- h. Dwelling Units – Not permitted in the ~~is~~ RC Zone.

Commented [BM3]: Is overnight camping allowing by members? How many days in a row? Overnight activities allowed? What other uses or regulations have you missed?



- i. Business License from ~~Huntsville Town~~ shall be required.
- j. Food and beverages ~~Drink~~, including alcoholic beverages, shall may only be ~~provided to members only.~~ Commercial catering or restrant business is not permitted.

B. Private Camping:

- a. Noise – No amplified sound on the ~~premises~~ pareel, with the exception for ~~emergency circumstances.~~ No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- b. Sewer Facilities or trailer dump – is required onsite and must be approved by the ~~Weber Morgan Health Department.~~
- c. Restroom Facilities are required on the property.
- d. A Ssite Pplan of campsites must be provided.
- e. Occupancy is limited to the number of campsites.
- f. Parking – limit two (2) vehicles per campsite.
- g. Campers can not reside on the property for more than 150 consecutive days, May 1<sup>st</sup> through September 30<sup>th</sup>.
- h. A Business License from ~~for~~ Huntsville Town shall be required.

C. Vehicle Control Gate

Commented [BM4]: What is this for?

Commented [BE5R4]: The RC zone is frequently used by the public to "turn around" and explore these parcels. There has been a desire expressed to have a vehicle control gate. Since two owners share this access, conditions might be needed to allow both parties to access the gate.

15.14.3 Area Regulations

- A. The minimum lot area shall be one recorded lot or parcel of land not less than three quarters (0.75) of an acre and a minimum width of one hundred thirty (130) feet.
- B. No single building shall cover more than twenty five (25) percent of the area of the parcel nor be more than twenty five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty five (35) percent of the area of the parcel.
- C. Side and rear yard setbacks for structures will be ten (10) feet from property line.

15.14.54 Special RegulationsProvisions.

- A. Motor homes, travel trailers or tents shall be allowed and may be occupied on a permanent basis.
- A. Motor homes, travel trailers or tents may be kept, placed or stored on the premises between October 15<sup>th</sup> of each year and May 1<sup>st</sup> of each succeeding year.

- ~~B. There shall be no sewage dump facility permitted in this zone.~~
- ~~C.A.~~ The required yard space shall be kept free of debris, refuse or other inflammable material which ~~may constitute~~ ~~may create~~ a fire hazard.
- ~~D.B.~~ This zone is not available for use by the general or paying public or as a commercial venture or enterprise.
- ~~C.~~ Usage of the premises is limited to ~~Members, Guests and Staff owners~~ of the ~~Private Club property~~, which owns ~~or leases~~ a building or property or portion thereof. ~~the use of such premises being restricted to members and their guests.~~ ~~Usage of the premises may occur year-around.~~
- ~~D.~~ Subletting or leasing is not permitted.
- ~~E.~~ Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.
- ~~F.~~ On-street parking is not permitted

#### 15.14.6 Area Requirements.

- ~~A.~~ The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum frontage width of one hundred thirty (130) feet.
- ~~B.~~ No single building shall cover more than twenty-five (25) percent of the area of the parcel nor be more than twenty-five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty-five (35) percent of the area of the parcel.
- ~~C.~~ Side and rear yard setbacks for structures will be ten (10) feet from property line.

~~E.~~

### 15.4 CONDITIONAL USES<sup>1</sup>

- 15.4.1 Purpose  
15.4.2 Conditional Use Permit

<sup>1</sup>Amended 2-4-2021: Ordinance #2021-1-28: Various Edits including the adoption of Conditional Use Standards.

- 15.4.3 Review Procedure
- 15.4.4 Determination
- 15.4.5 Basis for Issuance of Conditional Use Permit
- 15.4.6 Appeal Building Permit and Improvement Guarantee
- 15.4.7 Building Permit and Improvement Guarantee
- 15.4.8<sup>7</sup> Expiration
- 15.4.9<sup>8</sup> Discontinued Use

#### 15.4.1 Purpose

The purpose of Conditional Use is to allow a land use that, because of its unique characteristics or potential detrimental effects within a zone, or on adjacent land uses, may be allowed only if certain conditions are required that mitigate or eliminate the detrimental impacts. The intent is to make provision for said uses under conditions and circumstances that pertain to that zone. Since said uses would not normally be permitted in that zone, careful examination and establishment of the conditions for permitting said uses is provided for under these procedures.<sup>2</sup>

#### 15.4.2 Conditional Use Permit

~~A Conditional Use Permit shall be required for all uses not specifically listed for a given zone. The Conditional Use Permit shall be approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission. A Conditional Use Permit shall be required for all uses listed a Conditional Uses in the zone regulations. A Conditional Use Permit may be revoked at a later time by the Huntsville Town Council, by the Planning Commission, based upon sufficient evidence of failure to comply with the conditions imposed on the permit, or based upon sufficient evidence of other violations of the law, after review and recommendation by the Huntsville Town Planning Commission, upon the permittee's failure to comply with the conditions imposed with the original approval of the permit.~~

#### 15.4.3 Application Procedure

- A. Application for a Conditional Use Permit shall be made to the Huntsville Town Planning Commission. A site plan showing details and other requirements shall accompany the completed application forms provided by the Huntsville Town Clerk or Huntsville Town Building Official.
- B. The application together with all pertinent information shall be considered by the Huntsville Town Planning Commission at its next regularly scheduled meeting. The applicant shall be notified of the date, time, and place of each public meeting.

<sup>2</sup> Amended 6-22-22; Ordinance #2022-5-25-B; wording updated



- C. The Huntsville Town Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest. The applicant shall be notified of the date, time, and place of each public hearing.

#### 15.4.4 Determination

~~After the completion of the review procedure in 15.4.3, the Huntsville Town Planning Commission will pass their decision to recommend or not recommend a Conditional Use on to the Huntsville Town Council. In recommending any Conditional Use, the Huntsville Town Planning Commission shall impose such requirements and conditions necessary to mitigate the reasonably anticipated detrimental effects of the proposed use. The applicant shall be notified of the decision.~~

~~The Huntsville Town Council may adopt, modify, or reject the recommendation of the Huntsville Town Planning Commission and impose any additional conditions that it may deem necessary if granting a Conditional Use Permit.~~

The Planning Commission may deny or permit a Conditional Use to be located within any zone in which the particular Conditional Use is permitted by the use regulations of that zone. In authorizing a Conditional Use, the Planning Commission shall impose such requirements and conditions necessary for the protection of adjacent properties and the public welfare.

#### 15.4.5 Basis for Issuance of Conditional Use Permit

The Huntsville Town Planning Commission shall not ~~authorize~~ ~~recommend~~ a Conditional Use Permit unless evidence is presented to establish:

- A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards set forth in 15.4.6.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

#### 15.4.6 Conditional Use Standards

The following conditions may be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use:

1. On-site security, security system, or security plan.
2. Additional set-backs or landscaping.
3. Additional storm water facilities or retention.
4. Sign limitations.
5. Easements, covenants, deed restrictions, or similar limitations.
6. Limits on hours of operation, in whole or part.
7. Limits on hours of operation of equipment or machinery.
8. Limits on the types of equipment or machinery.
9. Height limits.
10. Size limits.
11. Density limits.
12. Structural limits.
13. Time limits for construction, temporary uses, limited uses, or limited operation.
14. Limits on the number of objects or animals.
15. Conditions to limit light, glare, or heat.
16. Conditions to limit vibration, movement, odor, or noise.
17. Architectural, fencing, landscaping, or design mitigation.
18. Limits on the number of employees, patrons, or automobiles.
19. Traffic regulations, congestion reduction measures, and limited access.
20. Limitations to improve public health.
21. Limitations to improve public safety.
22. Any other condition to mitigate anticipated detrimental impacts.

15.4.7     Appeal



1. The decision of the planning commission may be appealed to the mayor at the next regular council meeting by filing a written appeal within 15 days after the date of the planning commission meeting where the decisions was rendered.

2. After review and opinion from the Town Council, the mayor may uphold or reverse the decision of the planning commission and impose any additional conditions that it may deem necessary in granting an appeal.

3. The decision of the mayor may be appealed to the board of adjustment within 15 days of the decision of the mayor, only after the filing a written appeal by an aggrieved party. The board of adjustment shall review the decision of the mayor and planning commission decisions for correctness.

22.

#### **15.4.7 15.4.8 Building Permit and Improvement Guarantee**

Following the issuance of a Conditional Use Permit, the Huntsville Town Building Permit Official shall approve an application for a building permit and shall ~~insure~~ensure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

Prior to the issuance of an Occupancy Permit, the developer shall guarantee to Huntsville Town the completion of any uncompleted improvements or conditions of approval, which shall be included in the Assurance Bond held by Huntsville Town.

#### **15.4.815.4.7 Expiration**

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Huntsville Town ~~Council~~ Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Huntsville Town ~~Council~~ Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

#### **15.4.915.4.8 Discontinued Use**

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Huntsville Town Planning Commission, ~~and Huntsville Town Council.~~ If two (2) years expire with discontinued use and/or abandonment, the owner will remove the structure or use it for an

Commented [BE6]: This is not something that I have seen in other ordinances. I am not sure that this section needs to stay in the new ordinance.

approved use. If the owner does not remove the structure, Huntsville Town will remove the structure and place a lien on the property for the cost of removal and disposition.

Commented [BM7]: Do you want to include CUP Chapter amendments to update the CUP to state law as administrative approval?

- ~~15.6.2.C A Residential Zone Bed and Breakfast subject to the following standards:~~
- ~~1. Two parking spaces shall be provided for the family plus one space for each guest room.~~
  - ~~2. No parking may be located on the public thoroughfare.~~
  - ~~3. Proprietor or owner must occupy the dwelling.~~
  - ~~4. Meals may only be served to overnight guests.~~
  - ~~5. Not more than three (3) guests' sleeping rooms per dwelling.~~
  - ~~6. Allowed only in existing dwellings with no exterior additions nor change in residential character.~~
  - ~~7. Business license must be obtained.~~
- ~~15.6.2.G Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented, including in-kind considerations, as a dwelling unit.~~

~~"Recreation and Athletic Facilities" add reference Remarks which states "Refer to 15.6.2.J"~~

~~"Accessory Building/Private" add reference which states "Refer to 15.6.2.G"~~

~~"Dwelling Unit, single family" in C-1 zone and C-2 zone to "N", not permitted~~

~~"Construction equipment rental and storage"~~

~~Fishing Pond—change in RC zone to "C", conditional~~

~~Transportation/Shuttle Services—change to "C", conditional in RC Zone~~

~~Restaurant with alcohol Services (in Retail Sales)—Change RC zone to "C", conditional~~

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.