

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, October 19, 2023, 6:00 p.m.
Huntsville Town Maintenance Bldg., 165 South 7500 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Liz Poulter, Allen Endicott- PC chair, Phil Marchant- All West Communications

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by Allen Endicott

3-Opening Ceremony given by Bruce Ahlstrom

4-Public Comments:

Allen Endicott wanted to discuss an ordinance for water forgiveness. Shannon Smith, clerk, asked him about creating one. He recommended the Town update the water forgiveness policy and put it in the old manual. He then recommended the Town update the whole manual as soon as possible. A template could be obtained from the state or from Mariott Slaterville. When it's done it needs to be put online where others can see it.

Mayor Sorensen introduced a RAMP grant idea from Liz Poulter about creating a berm along the highway to reduce noise in the Town. Mayor Sorensen stated that it's probably not the kind of grant for RAMP. The TC discussed berms and other ideas for reducing noise. Liz Poulter wants to contact UDOT about not allowing air brakes on the highway adjacent to the Town. She stated research shows that children are negatively affected by the noise and pollution of highways.

5-Sheriff's Report No report today.

6-Presentation of All West Communications

Phil Marchant has been with All West Communications for 28 years and has seen many changes. They are a company that offers internet as well as tv services. Mr. Marchant explained the difficulty the company has had in laying fiber optic cable in Huntsville. The pandemic, supply chain issues, a change in contractors, and difficulty in getting the cable through Ogden Canyon were all challenges that delayed the job completion.

So far 135 residents in Huntsville Town have signed up for service. Next week they will start to install cable to each home. (See Attachment #1) Mr. Marchant asked if all the holes in the road

made by the company had been repaired. Mayor Sorensen thought there were a few more that still needed work.

TCM Artie Powell inquired about the delineator markers in Town and Mr. Marchant explained that they probably should not be cut down because they mark where the cable is, but ultimately it is up to the homeowner. Mr. Marchant thanked the TC for their time.

TCM Hunter made a motion to discuss the Town Survey of 7700 E. before the other items on the agenda. TCM Powell seconded the motion. All vote Aye. Motion passed

7- Discussion and/or action on Town Survey of 7700 E. from 600 S. to the south end of 7700 E. (See Attachment #2)

Allen Endicott explained that there were some issues with a property located at 674 S. 7700 East that someone wants to buy. He stated that a gentleman, Mr. Beck, who is interested in purchasing the property has had it surveyed and it doesn't match up with the county Geo Gizmo map. The map shows that 7700 E. from 600 S. to the end of the road south is part of the property. The Weber County Plat Map shows a question mark on the road. On the survey that Mr. Beck had done it shows just the south part of the road attached to the property at 674 S. Also, currently the property does not have enough frontage on a Town street. There is a house already on the property and this would grandfather this property as a buildable lot. Mr. Beck wants to tear down the house and build a new one. Mr. Endicott and Mayor Sorensen met with Mr. Beck earlier in the day and they discussed the issues. Mr. Beck wondered if he deeded the part of the road that is listed as part of his property to the Town, if they would accept the amount of frontage he has and allow a home to be built. Mr. Endicott suggested the Town do this and TCM Sandy Hunter suggested the Town get the road surveyed first. The TC talked about which company they would use to survey the road. The TC also discussed having an MOU between the Town Council, the Planning Commission, and Mr. Beck in the near future.

TCM Hunter motioned to approve a Town survey of 7700 E. south of 600 S. to the end of the road going south. TCM Powell seconded the motion. Roll Call Vote. Votes reflected below. Motion passes 5-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

8. Discussion and/or action on approval of minutes for Town Council Meeting October 4, 2023- (See Attachment #3) TCM Ahlstrom motioned to approve the minutes for Town Council Meeting October 4, 2023. TCM Hunter seconded the motion. All votes Aye. Motion passed.

9. Discussion and/or action on approval of minutes for Town Council Meeting October 5, 2023

(See Attachment #4) TCM Powell recused himself and acting as citizen he suggested the TC put a disclaimer after the comments of Steve Songer on page 3 because Mr. Songer suggested something was done inappropriately, without presenting evidence. The TC agreed and TCM Anderson created the disclaimer. It reads, "No other information supporting that statement was presented. The Town makes no finding or determination concerning the accuracy thereof and does not rely thereon."

TCM Artie Powell motioned to approve the minutes for Town Council Meeting October 5, 2023. TCM Anderson seconded the Motion. All votes Aye. Motion passed.

10. Discussion and/or action on approval of Ordinance 2023.6.22 -Highway Commercial Zone, and Table 15.1 Acceptable Use Table

(See attachment #5) TCM Hunter presented the Ordinance and Table and reviewed the reasons behind the changes. A discussion about creating a C2 zone had first happened when Mayor Truett was serving and was discussed again last summer during a TC meeting with the American Legion. The TC reviewed the changes and decided that some of the uses in the table were too restrictive. They also had concerns about single family dwellings allowed in the C2 zone. They didn't want to annex any commercial properties into the Town that had the potential of containing several homes. They were concerned about providing water hookups and losing revenue due to the property changing from commercial to residential.

TCM Ahlstrom motioned to table the ordinance and send it back to the Planning Commission for revision. TCM Anderson seconded the motion. All votes Aye. Motion passed.

11. Department updates:

TCM Bruce Ahlstrom asked for an update on the cabin. Mayor Sorensen reviewed the different bids that were given. They talked about the need to start as soon as possible because of the weather. Mayor Sorensen announced that the Town had received a generous donation from an Aldous descendant to help fix the roof. He asked Nikki Wolthuis to contact her and make sure the donation wasn't a hardship.

TCM Artie Powell wanted to discuss the consolidation of the Town lots. He wondered if instead of consolidating the lots, which was against the lender's advice, they adjust the lot lines. With a legal description of the lot containing the pickleball court they could amend the agreement with the park board and apply for funds. Mayor Sorensen was concerned about having the Town Hall/Community Center in the park zone.

TCM Sandy Hunter motioned to adjourn the meeting. TCM Anderson seconded the motion All votes Aye. Motion passed.

Meeting adjourned at 8:25 p.m.



Nikki Wolthuis, Town Clerk

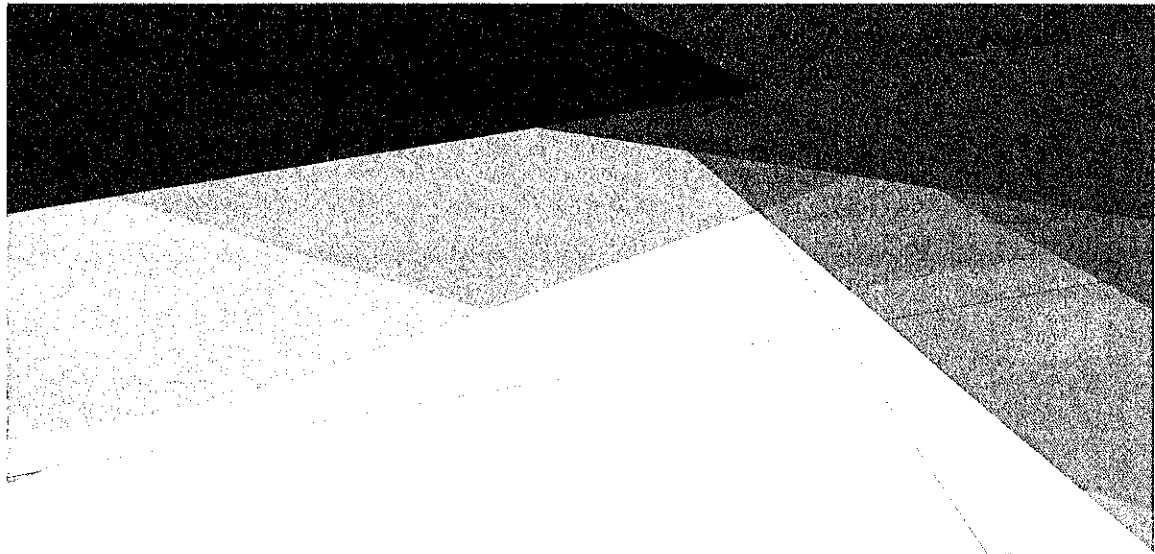
Introduction to: All West Communications



All West Overview

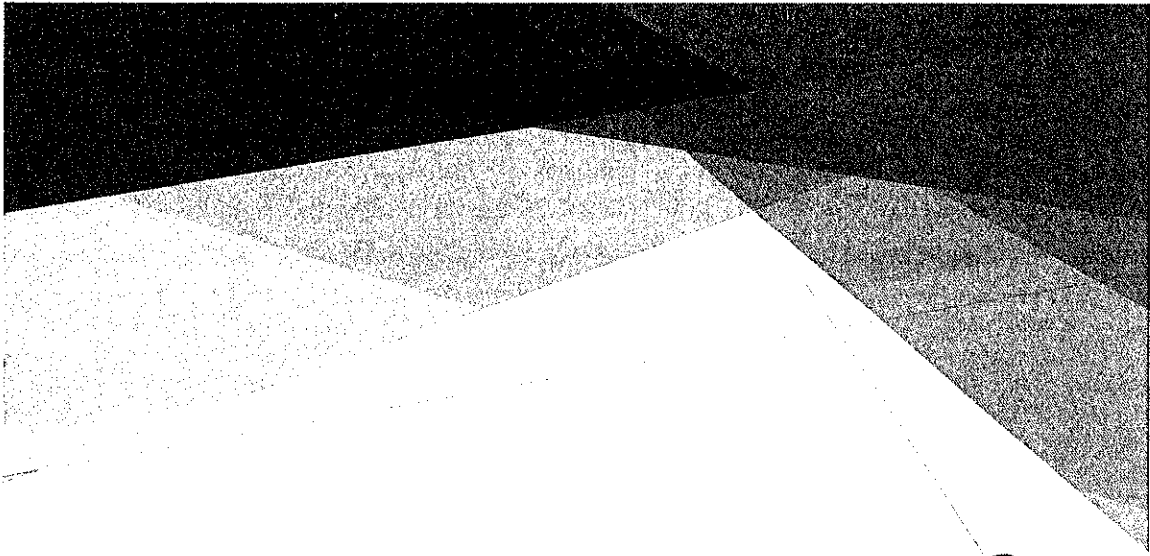
- ▶ All West has been serving communities in Utah and Wyoming for over 100 years by bringing them the technology to stay connected.
- ▶ All West has been providing Fiber Optic services (FTTP - Fiber to the Premise) to the home/business for over 25 years. We have engineered, built, maintained, upgraded and expanded this network. All West continues to expand our fiber footprint with aggressive build-out plans.
- ▶ “The goal is for our services to help improve both everyday lives and community economic development with access to our advanced fiber optic technology.” Matt Weller, President of All West Communications.



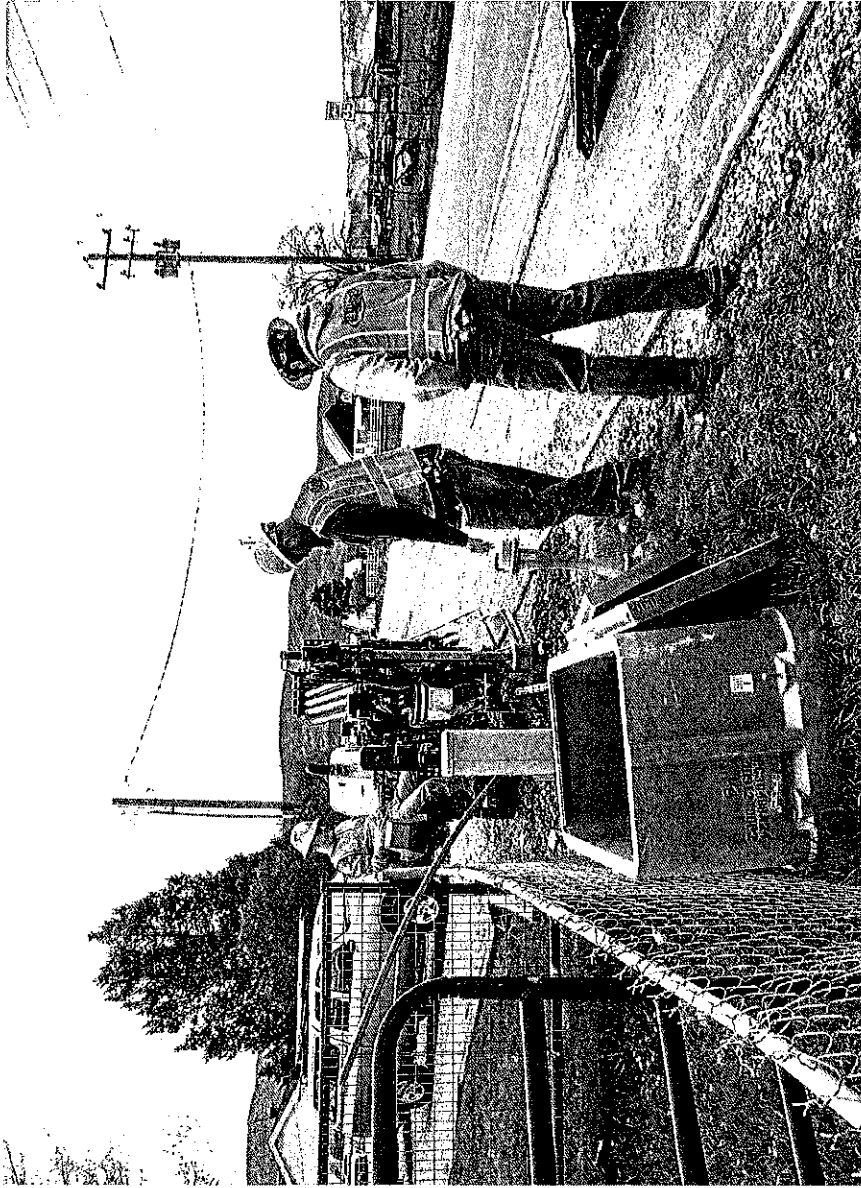


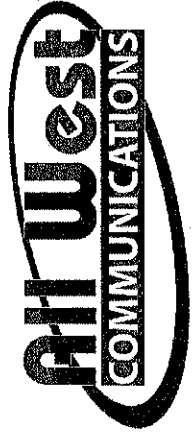
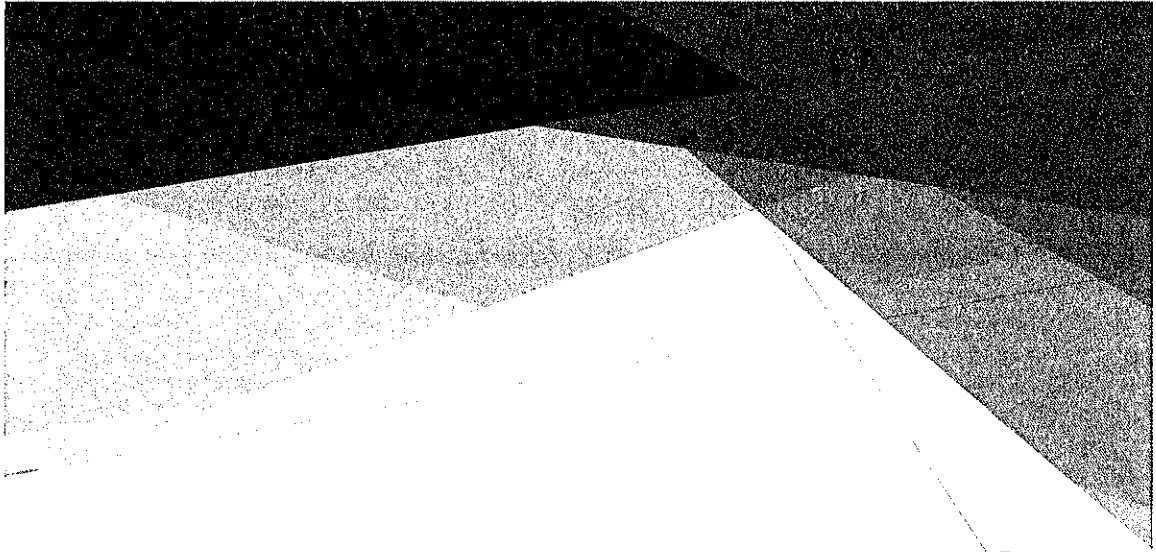
All West
COMMUNICATIONS

COMMUNICATIONS



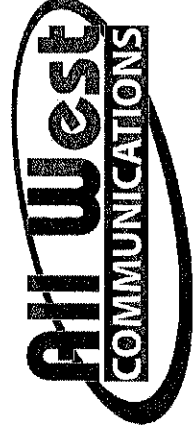
All West
COMMUNICATIONS





Diverse Routes / Redundancy

- ▶ All West currently has 100 GIG diverse backbone paths into both Salt Lake, Provo and Denver. (Providing Redundancy and reliability)
- ▶ In addition to our backbone redundancy All West provides diverse routing and redundancy to customer locations via our Fiber rings.
- ▶ Battery backup and generators at each fiber CO Hut location.



Contact Information

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MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Wednesday, October 4, 2023, 2:00 p.m.
Huntsville Town Maintenance Bldg., 165 South 7500 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Rex Harris-Town Hall Construction Manager

Zoom: Mayor Sorensen, TCM Sandy Hunter, Rex Harris

1-Mayor Sorensen welcomed all to the meeting.

There is a full quorum present.

2.Discussion and/or action on Resolution 2023-10-04 Adopting the Town Hall Construction Agreement with Maddox Construction LC.

Mayor Sorensen explained that Maddox Construction wanted to begin construction right away so that they could have the building enclosed before winter and finished by July 4, 2024.

He asked Nikki Wolthuis, clerk, to read the resolution.

The TC went over the contract and wondered what the Town Attorney Bill Morris thought of the contract. Mayor Sorensen said that Attorney Morris had reviewed the contract and made some changes. The TC had questions regarding penalties for not finishing on time. Mayor Sorensen said there is a penalty for not finishing on time and a bonus for finishing early written in the RFP. The TC was concerned because that part of the agreement did not appear in the contract. TCM Ahlstrom asked about the one-year warranty and wondered if that was a standard time. TCM Anderson stated that a one-year contract was not uncommon for these kinds of projects. He was concerned, however, that the warranty would not cover the project beyond one winter.

Rex Harris, Construction Manager for the Town Hall/Community Center said all documents including the RFP are part of the contract. He said there should be Exhibit A, B, and C with those specifics, but those were not sent with the contract. The TC suggested a cover sheet with the contract and all the Exhibits included so that those key details are part of the contract.

TCM Powell questioned why the bid for the original building was so much more expensive than the current bid. He was hoping that someone who was qualified had looked and compared the two bids to see why that was so. He understood that there were changes to the structure but was not sure what else had made the other building so much more expensive. Mayor Sorensen

verified that a big part of the expense was the style of the other structure. The new structure is more like a pole barn that is simpler and less expensive. The drawings and the contractor made up the rest of the expense.

TCM Anderson suggested that a tickler be put in the system to remind the TC before the one-year warranty is up to make a list of things that need repair.

Rex Harris explained that there has been a little snag in the project. Blue Stakes came out to mark the property and found a powerline that curves under the southwest corner from the pole to the hotel. Rex stated that Rocky Mountain Power needs to take care of that ASAP so the construction can start.

TCM Ahlstrom motioned to table the resolution approving the contract until the discussed changes can be made. TCM Anderson seconded the motion. All votes Aye. Motion passed.

Before the meeting ended, TCM Anderson raised the issue of the company All West which placed conduit all over the Town for its fiber-optic cables. He has had citizens ask him why the company has not offered internet services like they said they would. The TC then discussed the issue of internet service for the Town, the possibility of using the same conduit for every company that wants to provide internet and cable and inviting representatives from All West to come to the next meeting to update the TC on its project.

TCM Ahlstrom motioned to adjourn the meeting. TCM Anderson seconded the motion. All votes Aye. Motion passed.

Meeting adjourned at 2:59 p.m.

Nikki Wolthuis, Town Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, October 5, 2023, 6:00 p.m.
Weber County Library, 131 South 7400 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Liz Poulter, Lt. Cowley, Pam Johnson, Lewis Johnson, Heidi Posnien, Becky Wood, Willow Buttars, Max Ferre, Suzanne Ferre, Joshua Peel, John Falls, Julie Powell, Artie Powell

Zoom: TCM Sandy Hunter

1-Mayor Sorensen called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by Lt. Cowley

3-Opening Ceremony given by TCM Kevin Anderson

4-Public Comments: None

5 -Sheriff's Report (See Attachment #1) Lt. Cowley reported that there were 40 traffic stops in August, 49 in July, and 24 in June.

TCM Ahlstrom motioned to adjourn the regular meeting and begin the public hearing. TCM Anderson seconded the motion. All votes Aye. Motion passed.

PUBLIC HEARING

Artie Powell who recused himself and was acting as a citizen and not as a Town Council Member, began the hearing by explaining the details of the John Falls/Heidi Posnien Petition to Vacate. He stated that the alleyway has always been part of the Posnien property and has never been open to the public. A court case in 1960 regarding the Posnien property proves this fact. **(See Attachment #2)** He also stated that the alleyway dead ends into the Posnien property. It does not provide access to the lakefront and it doesn't connect to another street like many other alleyways do. He sees no difference between this case and the recently vacated road at 6700 E. and 100 S.

John Falls- stated that after the lawsuit in 1960 the land was one big piece and years later when the subdivision was platted the alleyway was put in there. They are not sure who added it to the subdivision plat, but they would like to research it.

They want it to be a win-win situation for the Town and are not asking the Town to give up the alleyway for free. He also wanted to add that they would let the Johnsons access their property any time if they needed to.

Mayor Sorensen asked John Falls what the benefit to the Town would be if the Town vacates the alleyway.

Artie Powell- replied that the property would revert to Heidi Posnien. The benefit is a separate arrangement. There's no harm to the Town because the Town has never used it and there are no utility lines running through there.

Lewis Johnson- He explained that there are utilities in that area. The alleyway has a secondary water valve at the gate. He is the president of the secondary water company and they have been wanting to put in more access points to some of the other properties along the alleyway. Right now, the properties belong to John Falls, but that could change in the future. He believes that the alleyway should stay in the Town's hands. He doesn't remember any alleyway in Town ever being vacated. Vacating this alleyway now would set a serious precedent.

Joshua Peel- He agreed with the idea that vacating the alleyway would set a precedence and that the Town should not be in the practice of vacating properties. However, he was not opposed to the Town selling the alleyway.

Artie Powell- the Town Attorney Bill Morris advised the Town not to sell alleyways or roads. This alleyway is unique. No other alleyways are like it. He referenced another case in Town when a road was vacated next to Bill White's house. He also referenced the alleyway that goes right through the church parking lot. That is a unique situation as well.

Mayor Sorensen- addressed the road vacation next to Bill White's property. The old white barn that now sits on Chris' property and was the Jackson Fork Inn years ago was once on this property. Dee Bell, the previous property owner approached the Town about vacating the road and they wouldn't do it. After Bill White purchased the property he petitioned for the vacation and got it. The legislation may have changed between owners. Both the Town's attorney and the county legislators feel the same about not selling Town roadways and ROWs.

Liz Poulter- She requests the Town keep Town properties whether they are used or not. Part of the charm of the Town is being able to travel through the alleyways. She wondered why the alleyway in question dead ends to private property.

Heidi Posnien- explained that the property was once 45 acres. There were 5 acres up above and 40 acres down below where the water is now.

Steve Songer- He explained a situation years ago when a piece of land was vacated in the town near 100 N. and 6900 E. Scott Anderson wanted some Town property to be part of his property.

He went through the proper process and in exchange for that Town property he gave the Town part of his land for a road that extended to Mayor Truett's house. He also paid to have it paved.

Steve said if the Town does vacate this alleyway, it should be advantageous for the Town. Steve pointed out a separate case in the Town where an alleyway became part of a property without anyone knowing it. He said that the alleyway ran from 6800 E. and 6900 E. between 100 N. and 200 N. In 1970 it was an alleyway and if you look at the map now it is part of the property at 168 N. and 6800 E. Years ago Steve and others went down to the county to find out what had happened. They found out that the person who had been living there was on the Town board and he had gone to the county and had the alley added to his property. Steve feels like the Town needs to be careful with vacating its alleyways. If the Town decides to vacate this alleyway, they need to have a good reason.

Suzanne Ferre- said living in a small town makes it hard to bring up issues. She is against the vacation of the alleyway including receiving money for it. She wants to keep the town as close to what was left to them. She wants them to maintain the charm and spirit of the town and not give up its alleyways.

Cleo and Gary Crandall- (statement read by Suzanne Ferre) They are against the vacating of the alleyway. The alleyways are for the Town to use and for future use.

Artie Powell- wanted to discuss the issue with the utilities that was brought up earlier. The lots owned by John Falls were going to be consolidated. The Town has already approved that, so they won't need separate valves placed on those lots for secondary water. Artie also elaborated on the court case. The Town wanted to extend the road to the south of the Posnien property in 1960, but the judge ruled that the property belonged to the Posnien and the Town had no claim on it. The land and all contiguous land, including the portion of the alleyway, was included in that ruling.

Becky Wood- The alleyway looks like private property because of the gate. She would like to take a stroll down that alley.

Heidi Posnien- the whole property was a dairy farm at one time owned by Dr. McEntire. Mrs. Posnien's in-laws bought the property from the McEntires.

Pam Johnson asked John Falls why he needed that alleyway when he had all that other property surrounding it to use? Mr. Falls said that he was interested in the alleyway being returned to Heidi Posnien to protect her remaining property.

Max Ferre- asked why it was so important for Mr. Falls to petition the Town to vacate this alleyway? He wants to leave it the way it is.

Artie Powell- Stated that when/if the alleyway is vacated it will be given back to Heidi Posnien to protect her property. The reason John Falls is involved in the petition is because his property

abuts the alleyway and it's appropriate for the two property owners on either side of the alleyway to join in the petition together.

Lewis Johnson- The property has already benefited from a vacation. In the 1960 lawsuit the Posnien's were given the land that was supposed to be a road. He believes the contiguous land they referred to in the case was the land south of the house. Mr. Posnien built another house in the path of that road to make sure it would never be built there.

Mr. Johnson said that his great grandpa also bought the property that he now owns from the McEntires. He pointed out that when Mr. Falls bought his property, he saw the map and knew that there was an alleyway there.

He also stated that things could change in the future with subdivided land and new property owners. It would be nice to leave the alleyway the way it is for all the future property owners.

John Falls said that he wants to protect Huntsville and keep too many people from moving here. He restated that the alleyway property belongs to Heidi Posnien and they're trying to avoid a future dispute.

Lewis Johnson stated that in 2011 or 2012 while eating dinner together, John and Heidi Posnien gave Pam and him some of their property. They went outside and walked it off and put stakes in the ground. They had talked about the existence of the alleyway at that time.

The Johnson property extension was never officially recorded. When John Falls bought property from Heidi Falls, Mr. Falls convinced her to give Mr. Johnson only a part of the property that they had verbally agreed on years earlier.

Heidi Posnien explained that she wanted to sell those lots surrounding her house to Mr. Falls to prevent people from building houses all over it. She would rather have one person own it than several people.

Suzanne Ferre wanted John Falls to restate something he had said before that she couldn't hear. To her it sounded like a threat. After Mr. Falls asked for clarification Mrs. Ferre further explained that it had sounded like Mr. Falls would resort to legal means if the alleyway were not vacated.

Artie Powell said there's an honest dispute over who owns that property and Mrs. Posnien maintains that it is hers. They are asking the Town to vacate it and if that does not happen John Falls and Heidi Posnien may want to pursue legal means.

Heidi Posnien said she didn't want to pursue legal means.

Mayor Sorensen asked Mr. Falls what he was planning to do if the alleyway property were vacated. He mentioned that Mr. Falls has house plans.

John Falls explained that while Heidi is alive, they are not going to build anything. They want to keep it nice and open.

Artie Powell- stated that John Falls and his wife Heather had plans to build, but then they bought a neighboring property and are in the process of remodeling it.

Bruce Ahlstrom read some of the court case findings to gain clarification about the property mentioned in the case. He noticed that the alleyway was not mentioned in the judgement.

Artie Powell explained that the property mentioned in the case was the property the Town wanted to use for a road. He pointed it out on the map and further explained that the court case also mentioned "contiguous property" being included in the judgment and that property refers to the alleyway.

Steve Songer talked about an adverse possession law in Utah that says when a person takes care of abandoned land, after 7 years it can become their property. He stated that when it comes to government property, that does not apply.

Artie Powell- stated that the court case contradicts that. The Posniens and previous landowners always owned it, and the Town has no right or claim over it.

Jake Songer- (Statement read by Mayor Sorensen) Huntsville Town alleys can be a beautiful and useful element in our neighborhoods. We should not allow them to be privately purchased, fenced off, or clogged with the storage of personal property.

Amanda Hessenauer- (Email read by Mayor Sorensen)

I feel that the town alleyways are a critical function and asset to our town. Many residents use them to access various parts of their property and/or enjoy these paths on walks through town. These alleyways are special, enhance Huntsville's uniqueness, help preserve space between private property, and are tremendously functional. We should not be allowing them to become private property.

John Falls- wondered why there was no opposition to the roadway (6700 E.) that was just vacated by the Town. He wondered why there was so much opposition now.

TCM Hunter stated that those points should be addressed in the regular meeting

TCM Anderson motioned to adjourn the public hearing and resume the regular meeting. Ahlstrom seconded the motion. All votes Aye. Motion passed.

6.-Discussion and/or action on approval of Ordinance 2023-10-05 at approximately 7350 E. and 400 S.

TCM Anderson began by stating that he believed that the alleys are an asset to the Town and that generally speaking, it is the Town's policy to preserve them. They are useful in many ways. It's hard to know what will happen in the future with properties being divided and sold and public

needs changing. There should be a public policy to preserve those assets. Unless there is a significant need to give away an alley the Town should keep them.

TCM explained that a person cannot adversely possess government property for any reason. He welcomed additional information from the petitioners to support their position.

Mayor Sorensen explained why the road at 6700 E. was vacated. He stated that it was a platted road that ended with a steep drop-off at the reservoir. The vacation only involved two lots.

John Falls – spoke out saying there was no difference between the two cases. His alley vacation involves two lots as well. His lots haven't been officially recorded with the county, but their consolidation has been approved by the Town.

TCM Anderson explained the distinction between the two cases. One being that the other was a road leading to nowhere and the alley is a right-of-way with many uses. There was no opposition from the community on the road vacation but there is a lot of opposition on this alleyway vacation.

TCM Hunter stated that the alleyway preservation is in the Town's General Plan. The residents like their alleyways and want to keep them. She recalled that no alleyways have ever been vacated. She also commented on the 1960 court case judgment saying that it can't be proven that "contiguous property" refers to the alleyway piece of the property.

TCM Hunter agreed with the point that had already been made about not knowing what the future holds. The property could be split up and sold again. If the alleyway were to be vacated, the new subdivided lots would have no access to the back of their properties through an alleyway.

TCM Hunter doesn't agree with the argument that because the alleyway has never been open to the public it should be vacated. She pointed out other alleyways in Town that are currently blocked. She stated it would set a precedence if the Town were to vacate those alleyways because they are not open to the public.

Mayor Sorensen gave more information on one of the blocked alleys that TCM Hunter referenced. It is blocked off by a fence on either side and has a tree growing in the middle of it. Artie Powell pointed out the difference between the alley referenced by both TCM Hunter and Mayor Sorensen and the alley in question is that the alleyway was once open for Town use and the property owner decided to block it off. The Posnien alley has never been open to the public.

TCM Hunter asked if it had been open to the public prior to 1954 when the gate was placed. Heidi Posnien said before the gate was put up there was a wooden fence that went all the way around the property.

TCM Anderson asked TCM Hunter when the Town alleys were platted and she stated that it was around the late 1800s. TCM Anderson asked Heidi Posnien when her in-laws bought the property. She said that they bought it from the McEntires in 1954. Mayor Sorensen asked when the McEntires bought the property and Mrs. Posnien stated that she had paperwork from the 1800s and offered it to the Town Council to look at. TCM Anderson welcomed the information so the TC had a better understanding of the scope of the court case.

TCM Anderson stated that the 1960 court case was about the road. The broad language describing additional property is not binding and it might not carry as much weight as they might think.

Mayor Sorensen read the Ordinance 2023-10-05 - Ordinance to Vacate the Alleyway at 7350 E. and 400 E. and asked for a motion.

TCM Hunter motioned for the Town Council not to grant the petition to vacate part of the Alleyway as described in the petition because it would be detrimental to the public interest and would set a precedent for other alleyways to be vacated. TCM Anderson suggested that the motion should include reference to the Ordinance. TCM Ahlstrom added two reasons for not adopting the ordinance. One would be that secondary water access would be limited by vacating the alleyway. Another would be the inability to access the back of the properties south of the Johnson house without the alleyway. **TCM Hunter amended the motion to say the Town Council would not grant the petition and not adopt Ordinance 2023-10-05 for all of the reasons the Town Council discussed including without limitation those that TCM Hunter and TCM Ahlstrom specifically identified.** TCM Ahlstrom seconded the motion. Roll Call vote. Votes reflected below. Motion passed 4-0

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell			X	

7-Discussion and/or action on approval of minutes for Town Council Meeting 9-21-23

(See attachment #3) **TCM Ahlstrom motioned to approve the minutes for the Town Council Meeting September 21, 2023. TCM Anderson seconded the motion. All votes Aye. Motion passed.**

8-Discussion and/or action on skate park ideas for Huntsville Park

Joshua Peel, Huntsville Town resident, presented ideas to the Town Council on different skate park designs and the costs involved. (See attachment #4) He answered questions from the Town Council about insurance costs and liability as well as what kinds of people the skate park would attract.

He explained that one cost effective way to build a skate park is to use the existing concrete pad in Huntsville Park currently in use as a basketball court. He displayed pictures of intermediate obstacles that could be built on top of the cement pad. This kind of park would work for beginning as well as advanced skaters.

TCM Powell referenced the Ogden Valley Park Board survey that was done last year and said that one of the top comments was the need for a skate park in the valley. Mayor Sorensen said that Marshall McGonegal who was heading up a petition to get a skate park in the valley had also reached out to him. He said that perhaps a combined effort between the parks would help get a skate park somewhere up in the valley.

9-Discussion and/or action on Resolution to Consolidate Town lots.

Mayor Sorensen explained that the Town will not consolidate the Town lots at this time because the bank advised him not to do it. If the Town consolidates the lots then the Town would risk losing the other properties should they default on the loan for the new Town Hall. He recommends pausing on that idea for now. TCM Powell commented that they need to put the recreation center in the park district. They should also move the lot line out from the center of the pickleball court.

10-Discussion and/or action on Resolution 2023-10-04 Adopting the Town hall Construction Agreement with Maddox Construction LC (See attachment #5)

Mayor Sorensen explained that Maddox Construction added some wording to the contract according to Attorney Bill Morris' recommendations. He also explained that Maddox Construction included all the necessary documents related to the project in Title 17 of the contract.

TCM Hunter motioned to approve Resolution 2023-10-04 Adopting the Town Hall Construction Agreement with Maddox Construction LC. TCM Ahlstrom seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 4-1.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell		X		

11-DEPARTMENT UPDATES:

Mayor Sorensen gave the update on the groundbreaking ceremony for the New Town Hall. TCM Powell asked for an update on the problem with the power line going through the corner of the property. Mayor Sorensen stated that Jeff Hyde, owner of Compass Rose Lodge said the powerline does not go where the flags shows it goes. Rocky Mtn. Power had not yet solved the issue.

TCM Ahlstrom announced an emergency preparedness fair scheduled for October 14th at the Weber County Fairgrounds. CERT classes are starting up again and it's a great opportunity for the community to learn new skills or brush up on what they have already learned.

TCM Powell said he would request money for the trees and the repair of the cabin from the Ogden Valley Park board as soon as all the bids come in for the cabin. TCM Powell discussed the need to put the cabin and pickleball courts in the park zone.

TCM Powell motioned to adjourn the meeting. Ahlstrom seconded the motion. All votes Aye. Meeting adjourned at 8:45 p.m.

Nikki Wolthuis, Town Clerk

DRAFT



NOTICE OF ACTION

TO: Huntsville Town Council
FROM: Huntsville Town Planning Commission
DATE: Oct. 11th 2023
**RE: Ordinance 2023.6.22- Highway Commercial Zone,
And Changes to the Table 15-1 the AUT**

The Huntsville Town Planning Commission held a public hearing on September 28th 2023 to review and discuss Ordinance 2023.6.22- Highway Commercial Zone and Table 15-1, the Acceptable Use Table. The Planning Commission made its recommendation of approval to the Town Council with the changes as notated in the edited document attached.



Shannon, Clerk

**HUNTSVILLE TOWN
ORDINANCE 2023.6.22**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH ADDING TITLE 15.8A
HIGHWAY COMMERCIAL ZONE C-2 AND MODIFYING TITLES 15.6 AND 15.24**

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, Title 15, Chapter 6, the Huntsville Town Planning Commission desires to revise verbiage;

WHEREAS, Title 15, Chapter 24, the Huntsville Town Planning Commission desires to refer to UDOT permitting,

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on Thursday September 28th 2023, to take public comment on this Ordinance, and subsequently gave its recommendation to approve Ordinance on September 28th 2023;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on October 19th, 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 15.24 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.

15.6.2.A.3

No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner, except as provided for in Title 15.18.5.

15.24 ACCESS MANAGEMENT

All businesses requiring motor vehicle access shall meet the requirements specified in *Utah Administrative Code* §§ 930-6 – Access Management.

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	C	C	N	N	N	N	N	Limit of no more than 2 per zone
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	C	C	C	C	P	P	
Car wash, commercial	N	N	C	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>

Combine these two

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 / Events	N	C	C	N	C	N	N	N	
Use	R-1	C-1	C-2	A-3	CR1	S	O	RC	Additional Reference

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 C	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	

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		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/ Alcohol Service	N	C	C	N	C	N	N	N	Limit 2

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>
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	

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

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	N C	N C	N	N	N	N	N	Limit of no more than 2 per zone
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	C	C	C	C	P	P	
Car wash, commercial	N	N	C N	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	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	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	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	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 / Events	N	C	C	N	C	N	N	N	
Use	R-1	C-1	C-2	A-3	CR1	S	O	RC	Additional Reference

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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 C	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	

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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	N	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/ Alcohol Service	N	C	C	N	C	N	N	N	Limit 2

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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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