

MINUTES OF THE HUNTSVILLE TOWN
Work Session with the Town Council and Planning Commission

MEETING DATE: August 11th, 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 5:00 p.m.

NAME	TITLE	STATUS
Richard Sorensen	Mayor	Present
Allen Endicott	PC Chairman	Present
Artie Powel	Town Council Member	Zoom
Bruce Ahlstrom	Town Council Member	Zoom
Jeff Larsen	Planning Commissioner	Zoom
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Zoom
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Zoom

Citizens: Amanda Nielsen- Powder Mtn., Leta Bailey, Tommy Christie, Jim Hasenyager, JR Johansen, Jeff Keeney, Red Erickson, Jed Dewnup, Kathleen Engstrom, Margaret Grover-Roos, Janie Bob Olsen, Larel and Kim Parkinson, Brody Layton, Ron Gault, Fay Michelony, Cody Laws, Emmylou Vandertoolen, Aimee Erickson, Star Primm, Lee Primm, John Perotti, Jill Hunter, Aimee McConkie, Bryant McConkie, Max and Suzanne Ferre, Judy Gault, Mikelle Barberi-Weil, Hillary and Mark Evans, Laurie Allen.

Mayor Sorensen welcomed all who are attending the meeting encouraging an open mind during the meeting. Mayor Sorensen commented on several communities that he was aware of benefiting from agreements with local businesses.

Ordinance 2025-7-23, amendments to Title 15, An ordinance of Huntsville Town, Utah, amending the Huntsville Town Title 15.14 (RC Zone) and 15.6, the Acceptable Use Table 15-1 as well as adding to definitions.

Mayor Sorensen requested Powder Mountain present. Brandi Hammond and Brooke were present to speak on behalf of the Powder Mountain project. Brook presented slides that represented the project they are working on for the property in town. The lots owned by Powder were purchased and are currently in the R-1 (Residential Zone). After a year of operations Powder Mountain felt that although they felt they were operating within the R-1 code, it seemed that the property would be better fit in the RC Zone. Currently the only property that resides in the RC Zone is the boat club next door. The RC Zone as is closely aligns with how Powder Mountain sees its operations. Representatives of Powder Mountain felt that there could be some additional restrictions for how they operate, now and in the future, to maintain a level of transparency with the Town. Brooke commented on the tax revenue generated from Powder Landing that can financially benefit the Town.

Brooke then went on to explain the plan they have for the property. She explained both the buildings proposed and how they plan to utilize the property. Brooke addressed the community feedback on the parking issues that have been voiced. Powder is committed to ensure all future parking is limited to onsite and transportation via shuttles. Special events were also addressed and options given to make the community feel more comfortable about the events on site.

Brandi Hammond, a lifelong resident of the Ogden Valley, discussed the impact of development on the community, emphasizing the need to balance growth with preservation. She highlighted the financial contributions of Powder Mountain, and potential future tax revenues, while expressing hope for a collaborative approach to development that would benefit both the town and the ski resort in the long term.

Sandy expressed concerns about rezoning and the development of the Powder Mountain property. Highlighting the Ogden Boat Club's long-standing presence in the community she emphasized that the Boat Club aligns with the current Recreation Zone's objectives and have been good neighbors. She contrasted this with the recent complaints and issues brought against Powder Mountain. Sandy expressed hesitation about changing the zone to accommodate the club's desires to sell alcohol and food, as it could disrupt the town's character and residents' quality of life. Sandy concluded that while the town is open to creative revenue solutions, such as sales tax, the current residential zoning may be more suitable, and she could not guarantee support for a rezoning request.

Jeff Larson raised concerns about the potential impacts of rezoning and the need for more detailed information on traffic increases, revenue projections, and community effects.

Planning Chair Allen Endicott questioned the change in plans from a simple operation to a larger operation, he raised issues about parking and event management. Allen asked for clarity on more concrete numbers for potential tax revenue. He also discussed the challenges of managing large events and parking, with Huntsville expressing concerns about the impact on the local community and the perception of beach access. Allen asked for a 5 year time table on plans for this project, to achieve a better understanding.

Artie is seeking clarification on how many events Powder is planning on hosting. He has concerns about the impact of more large events on the Town and residents.

Suzanne Ferre, would like to focus on what's best for Huntsville. And she was appreciative of all the comments.

Bruce commented that the most recent event at Powder Mountain seems to have been disturbing to local residents.

Resident Will Vandertoolen voiced that he believed that Powder Mountain would not be able to continue to operate as they have been in a Residential Zone, citing several points in the Use Table 15-1.

Huntsville Resident Mr. Erickson raised concerns about public events, mass gathering permits, and decibel levels, emphasizing the need for clarity on event definitions and permit

requirements. They questioned the benefits of the proposed project, particularly regarding sales tax revenue and parking, and highlighted the lack of a comprehensive survey on community impact. Mr. Erickson also expressed concerns about the use of public resources and the potential burden on the town, urging further analysis and consideration of these issues.

Jeff Keeney referenced the town's general plan, and it was in his opinion that the operation of Powder mountain as well as the plans they have in the future do not align with the current code or the vision of the town.

Ammie McConkie, voiced some concerns about the larger gatherings and the noise associated.

Jim Hayesanyer, mirrored the concerns about larger gatherings

Brooke explained the rationale behind seeking a rezone for the Powder property, emphasizing their commitment to transparency and addressing community concerns. She discussed plans to limit traffic by capping occupancy based on parking availability and implementing a shuttle system originating on-site. Brooke also addressed issues related to special events, sales tax, and the importance of balancing long-term residents' perspectives. Brandi commented that Powder intends to submit a development agreement.

Motion to adjourn.

Mayor Sorensen made a motion to adjourn.

Meeting is adjourned at 5:32 p.m.



Shannon Smith, Clerk

**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 add the definition of “Private Recreational Club” to the definitions of the Huntsville Town Municipal Code;

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 26th of August, 2025;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on the 4th 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.

Section 2:

15.14 RECREATION ZONE RC

- 15.14.1 Purpose
- 15.14.2 Permitted Uses
- 15.14.3 Area Regulations
- 15.14.4 Special Provisions

15.14.1 Purpose

The Recreation Zone RC is established as a zone in which the primary use is for private member-based seasonal recreational purposes camps and private member-based organization, not available for use by the general public or paying public or as a commercial venture enterprise (i.e., private seasonal recreational camps).

The objectives of the Recreational 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 Permitted Uses

- A. Parking of motor homes, travel trailers, and tents
- B. Boating, water skiing, and other water recreation activities
- C. Fishing
- D. Private recreation grounds; private picnic areas
- D.E. 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 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.

15.14.4 Special Provisions

A. Motor homes, travel trailers or tents shall be allowed and may be occupied on a permanent basis.

~~B.~~ Motor homes, travel trailers or tents may be kept, placed or stored on the premises between October 15th of each year and May 1st of each succeeding year.

~~C.B.~~ There shall be no sewage dump facility permitted in this zone.

~~D.C.~~ The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.

~~E.D.~~ This zone is not available for use by the general or paying public or as a commercial venture or enterprise.

E. Usage of the premises is limited to ~~Members, Guests and Staff owners~~ of the ~~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.

F. 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.

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 and the dwelling must be the owner's primary residence.
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. No accessory building or structure may be built on a parcel without an existing single-family dwelling, or without an approved land use permit for a single-family dwelling within the same site plan. The dwelling is the primary or main use on a residential lot and an accessory building or structure is secondary or subordinate to the main building, the use of which is incidental and accessory to that of the main structure.

15.6.2.J Recreation and athletic facilities may only be built on a parcel that has a current occupied single-family dwelling or a parcel which has a single-family dwelling currently being built for occupation by a single-family. Recreation and athletic facilities on an R-1 lot may only be used for private use.

Chapter 0 – Definitions

Private Recreational Club: 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.

Table 15-1 Use Table

“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/or 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.

Section 4: Effective Date. This Ordinance takes effect immediately upon approval and posting.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Lewis Johnson				
CM Sandy Hunter				
CM Artie Powell				
CM Bruce Ahlstrom				

PASSED AND ADOPTED by the Town Council on this _____ day of __, 2025.

Richard Sorensen, Huntsville Town Mayor

ATTEST:

Town Clerk

RECORDED this _____ day of _____, 2025.

PUBLISHED / POSTED this _____ day of _____, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION / POSTING

In accordance with §10-3-713 of Utah State Code, as amended, I, _____ of _____, Utah, hereby certify that the foregoing ordinance was duly passed and published or posted on the above referenced dates at:

- 1) Huntsville, Town Hall
- 2) Utah Public Notice Website
- 3) www.huntsvilleutah.gov

Town Clerk

Powder Mountain Work Session 8-11-2025

Beckki's suggestions for changing the RC zone:

My comments: I want to start by quoting part of the Vision Statement from Huntsville's General Plan:

"Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. "

And from the charter of our new Economic Vision Committee.

"- Huntsville - envisions a tranquil, close-knit, walkable community. . . rooted in small-town spirit we welcome visitors and support businesses which operate in harmony with the character of the town. We embrace community stewardship."

Because we love our small, rural town and we all want to keep its character we made a tough decision NOT to annex any more land than what we now have, so as not to substantially grow our population. The disadvantage of that decision is we have limited our revenue from property taxes. Our expenses will continue to grow, such as our contract with the Weber Co Sheriff, and costs to keep up our roads, so the Town is looking at creative ways to increase our revenue from sales tax and other means.

When Powder Mountain approached us this year wanting permission to sell alcohol, food and beverage to its members we thought we may be able to work that out and gain the benefit of revenue from their sales tax. The only way that could happen is if PM rezoned to something other than the residential zone (R-1) because alcohol sales will not be permitted in the R-1 zone.

I don't think any of us want a commercial (C-1) zone out there in that residential area, and because Huntsville has designated commercial to be in our downtown area and out along Hwy 39. So, the only other possibility was to use our current recreation zone, update it, and have PM rezone to RC. PM was willing to go in the direction Huntsville advised. Olga was working with me and Shannon and we did advise them to go in the direction of rezoning to RC which would benefit PM with permission to sell F&B and would benefit Huntsville with the revenue from the sales tax.

PM purchased their parcels last year, in 2024, as residential parcels. In the R-1 zone they are permitted to build a swimming pool, shower house, and the facilities they desire. But they cannot sell alcohol and food. They are also not permitted to be an "event center" nor be a transportation and shuttle service center. Although they are currently in the residential zone they have started having large events with shuttle service, and this has shown their neighbors what the future of this "recreation facility" will be.

We have heard more complaints about Powder Mountain's activities in 2 months than we've ever heard about the Boat Club in 50 years. The Boat Club started about 50 years ago. The Town created the Recreation zone for the Boat club and it is the only recreation zone in Town. One objective of the current RC zone is to preserve open space, natural scenic attractions, natural vegetation and other natural features. The Ogden Boat Club has done exactly that. They are quiet, tranquil, and their property looks like a natural park. Their small bathhouse is concealed by vegetation, and their small pavilion and storage shed are hardly noticeable. They have a small beach area and access to their beach. For over 40 years they have parked their boats on their beach and used their access to go up to their trailers for lunch, etc. I think this current recreation zone is definitely in harmony with Huntsville's character. The Boat Club has been good neighbors and part-time residents of Huntsville for many years.

In the last few months the quiet Boat Club members and residential neighbors, some as far as 2 blocks away, have complained about loud music and heavy traffic. The Boat club's beach and access has been overrun with PM members and staff who "valet" their paddleboards and other watercraft up and down the Boat club's steps and take up the whole beach. They put out buoys for all their watercraft and then there is no room for the Boat club members to beach their boats. One other major impact to the Boat Club if PM rezones to RC, is a major increase in their property taxes, which they have been appealing for the last few years. Their taxes are based on being a recreation zone and there are no other zones in Ogden Valley for comparison of a tax rate. If PM becomes an RC with their permitted facilities this will definitely change the tax value for the RC. There are only 35 Boat Club members who pay a modest annual fee. If their taxes are raised significantly, the Boat Club may disband and we could lose our quiet neighbors.

This disruptive activity is not conducive to that quiet residential neighborhood. I'm glad we have had a sample of the kind of activity PM wants, and have heard from the neighbors before we made changes. Our job is to serve our Town and our residents. I believe our current recreation zone is the correct version for our Town, with some minor changes to bring the Boat Club into compliance with a bath house and sewer dump.

I'm sorry I advised PM to rezone to the RC. I thought it could be a win-win relationship for both PM and Huntsville, and Huntsville would gain more revenue. But now that I've seen what could happen from changing the RC zone and having PM rezone, I believe the revenue we could receive from sales tax is not worth the burdens placed upon their neighbors and the Town in whole.

My thought now is that it is best not to approve any rezone for PM. They should remain in the R-1 zone and abide by the permitted uses in the R-1 zone. That small 2.5 acre area in a small, quiet neighborhood may not be the correct spot for PM's desires. But that is what they have and I feel it is best to keep it residential and abide by the residential code.

Beckki's suggestions:

Public or private – definitely not public. Permitting the RC zone to be public would make it like a commercial zone. Huntsville's General Plan and vision is to only have commercial in the center of Town and out along Hwy 39. I don't think those homeowners who have purchased the "dream" home out near Cemetery point would appreciate a commercial/public recreation facility in their quiet, residential neighborhood.

Limiting number of events and have a special permit. No amplification.

My edits to new RC --

4th **Whereas** – change 2nd line to "reflect the current use of the recreation zone."

15.14.2. E – delete "and pools"

15.14.3.B – take out swimming pool

15.14.4.E - Leave everything as is, except delete paragraph C and renumber paragraphs, and add the new paragraph F. Paragraph E does not read on the reformatted copy as it does on the original, which includes "non-profit". We want to keep "non-profit."

Changes to Title 0 – Definition

Adding definition of "Private Recreation Club" is not necessary

Changes to 15.1 Use Table

Last two Keep as N in RC zone

Transportation and Shuttle svc, and restaurant with alcohol svc in retail svc use

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.14 Recreation Zone RC

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15.14.3 Area Regulations

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TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.14 Recreation Zone RC

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.

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15.14.4 Special Provisions

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B. Motor homes, travel trailers or tents may be kept, placed or stored on the premises between October 15th of each year and May 1st of each succeeding year.

~~C.B. There shall be no sewage dump facility permitted in this zone.~~

~~D.C. The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.~~

~~E.D. This zone is not available for use by the general or paying public or as a commercial venture or enterprise.~~

E. Usage of the premises is limited to Members, Guests and Staff owners of the 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.~~

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F. 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.

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