

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

**MEETING DATE:** August 21<sup>st</sup>, 2025  
**PLACE:** Huntsville Town Hall  
7474 E 200 S, Huntsville Utah  
**TIME:** 3:30 p.m.

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

**Citizens :Alyssa Lloyd, Jeff Keeney, Hillary Evans, Briana Bingham, Olga Manasona, Brooke Hontz, Tommy Christie, Star Primm, Jim Truett, Kathleen Engstrom**

Mayor Sorensen welcomed all who are attending the meeting encouraging including Attorney Bill Morris.

The meeting focused on zoning and conditional use's for Powder Mountain's events and the Huntsville Boat Club. Mr. Morris referenced the issues at the last meeting that he sat in on discussing the Powder mountain property. He believes, that although Powder is agreeable to a development agreement, Mr. Morris feels that Powder has not gone through the proper order to operate as then have been on their property. Mr. Morris stated that leaving the Powder mountain property in the residential Zone will continue to cause issues and result in pushing the limits of the Zone causing continual problems.

William suggested moving Powder Mountain to a conditional use's in the RC zone, with specific conditions like hours of operation and parking, and noise issues. If these uses are violated the Town can revoke the conditional use.  
He recommended the Boat Club explore 501(c)(3) status to avoid property taxes.

TCM Powell felt the need to clarify the RC Zone. There was raised concerns about future changes and the need to update the RC zone ordinance. The group discussed the importance of clear conditional use definitions, especially for parking and shuttle services. Mr. Morris strongly recommended listing all conditional uses the town sees fit directly in the RC Zone. The boat club would be vested in the Zone as they have been, the conditional uses would not have an effect on their current operations. The conditional uses will run with the land but the Town can amend as it sees fit.

PCM Ferre questioned on the enforcement part of this issue. Mr. Morris stated that complaints should be filed with the code enforcement officer and handled accordingly. She voiced concerns about traffic and noise, keeping in mind what is Best for Huntsville.

TCM Ahlstrom questioned the time limit of a development agreement, which Mr. Morris stated can vary. TCM Ahlstrom questioned certain wording in the Use Table, since it is vague this could be an issue with enforcement.

Chairman Allen questioned whether the Town needs both the conditional uses and the development agreement. Mr. Morris stated that both can be useful in different ways. Mr. Morris explained that development agreements set the framework for zoning changes while conditional use permits address site operations after zoning is granted. Traditionally the development agreement is presented by the developer and negotiated with the Town. The Town agreed to gather more information from both Powder Mountain and the Boat Club about their projected usage and activities to better compile the conditional use's.

The group inquired about the implications of keeping Powder Mountain in the R-1 zone, including potential alcohol licensing and event hosting restrictions, with William noting that he does not believe the State DABC will restrict licenses based on zoning, local consent would be needed. The discussion also touched on existing alcohol restrictions in the area and enforcement challenges, with Huntsville mentioning ongoing violations near Cemetery Point.

Bill suggested keeping recreational events in the RC Zone to avoid administrative issues, while Sandy emphasized the need to preserve Huntsville's character as a community of single-family homes. TCM Ahlstrom did not agree with imposing restrictions on all the residents in the R-1 Zone due to this one specific Powder property.

The question was raised about a different section on the Ordinance, that restricts recreation facilities on an R-1 lot. Sandy explained the history of attempts to restrict recreation facilities to R1 parcels with occupied single-family dwellings, which was not approved by the town council. The conversation ended with a discussion on the use table and potential changes to allow residential dwellings in commercial zones, with plans to develop a mixed-use ordinance to address this issue. Sandy explained the reasoning behind this option.

Allysa Lloyd handed out her opinion letter and spoke out against a commercial type development doing business in the Town. Several residents expressed concerns about the process and potential impact of the development, with some questioning whether a decision had already been made. Tommy Christie comments that the process is important looking at the rights of the property owners and what the options are. The town has a history of saying no before they explore the potential and all the options.

The council and planning commission discussed the importance of following proper procedures and considering all options before making a final decision. The conversation ended with a reminder that the town needs to stay true to its rules and consider the rights of all property owners equally.

Brooke spoke on behalf Powder stating that there was a discussion between Powder and the Town about potential proposed activities on the property before operations started. There was also a plan to regroup after Powder has been in operations to see if their use fit the R-1 Zone. And they feel that based on resident feedback that it does not fit the R-1 Zone.

Brooke addressed the public question on “what is in it for the Town”. Powder specifically stated that they are very willing to accommodate the Town for the impact they have on the Town. Brook thanked the Town for their time and comments on this project. She expressed the desire for Powder to move forward with a lot consolidation with transparent plan for the re-zone, along with a clear agreement on what Powder can contribute to the Town to cover their impacts.

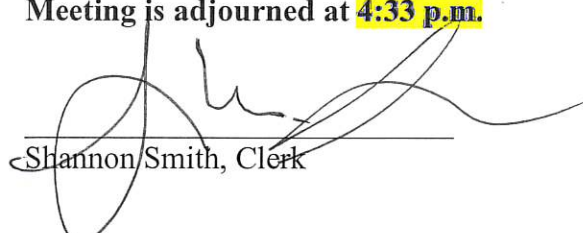
Mr. Morris, explained the steps involved in approving site plans and development agreements, emphasizing the importance of transparent processes and public hearings. TCM Powell agreed that the Planning commission needs to put this on their agenda to come up with specific Conditional Uses and recommendations for the RC Zone.

Brianna Bingham stated she has an issue with the private part of the Powder. There seems to be some confusion on what permissions Powder has been granted by the Town. Mayor Sorensen stated that the Town is transparent with all it’s postings as part of public record.

Motion to adjourn.

**Mayor Sorensen made a motion to adjourn by acclimation.**

**Meeting is adjourned at 4:33 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 MUNICIPAL CODE RELATING TO CHAPTERS TITLE 15.14, 15.16, AND TABLE 15-1 TO UPDATE THE RECREATION ZONE (RC-1); PROVIDE FOR PERMITTED AND CONDITIONAL ACCEPTABLE LAND USES AND DEFINITIONS; SEVERABILITY AND EFFECTIVE DATE.**

**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 permitted and conditional the desired uses of the current parcels;

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

**WHEREAS**, the Huntsville Town Council desires to amend Table 15-1, the Aeeceptable-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 26<sup>th</sup> of August, 2025;

**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.

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

## 15.14 RECREATION ZONE RC

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

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### 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).

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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

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- 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

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- ~~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~~

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### 15.14.030 Conditional Uses

The following uses are Conditional and require a Conditional Use Permit in the Zone:

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A. 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.

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#### 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.

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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

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

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B. 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.

~~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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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.

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3. Proprietor or owner must occupy the dwelling and the dwelling must be the owner's primary residence.

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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.

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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.

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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.

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#### Chapter 0 – Definitions

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Private Recreational Club: A member-based organization whose primary purpose is to that provideprovides 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.

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#### Table 15-1 Use Table

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

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

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

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"Construction equipment rental and/or storage"

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Fishing Pond – change in RC zone to "C", conditional

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

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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,

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

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**PASSED AND ADOPTED** by the Town Council on this \_\_\_\_\_ day of \_\_, 2025.

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\_\_\_\_\_  
Richard Sorensen, Huntsville Town Mayor

ATTEST:

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\_\_\_\_\_  
Town Clerk

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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](http://www.huntsvilleutah.gov)

\_\_\_\_\_  
Town Clerk

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