

**WORK SESSION – Thursday March 5, 2026**

**Minutes of the Huntsville Town Council Work Session held at the Huntsville Town Hall  
7474 E. 200 S., 4:30 p.m.**

**The work session was scheduled to discuss the RC Zone (See Attachment #1)**

**Attending: Mayor Richard Sorensen, TCM Sandy Hunter, TCM Bruce Ahlstrom, TCM Lewis Johnson, Nikki Wolthuis–Clerk, Beckki Endicott- Clerk**

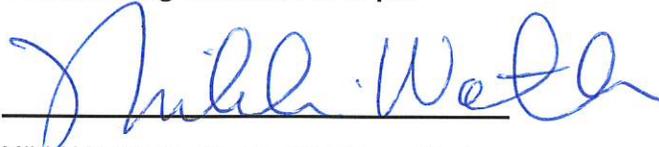
Mayor Sorensen summarized the history of the RC Zone saying it was first created in the 80s. It had recently been reworked by the Planning Commission prompted by Powder Mountain's request to rezone. Powder Mountain had since withdrawn their petition.

The TC reviewed proposed changes, including new camping rules such as limiting campsites to 4 per acre and requiring restrooms and site plans. They considered whether to implement them with or without Powder Mountain's rezone request. TCM Sandy Hunter was in favor of updating the RC Zone for the sake of the camping rules. She was concerned that if they didn't update the rules then a future owner of Ogden Boat Club property could significantly change it.

Another concern of TC members was the implications of adopting a new ordinance that could open Huntsville Town to other rezoning requests. They debated the potential for future large recreational facilities in residential areas and the power of Huntsville Town to deny rezoning petitions. They were not interested in allowing more recreational facilities in town.

The TC debated whether it would be better for Powder Mountain to be in the updated RC Zone with regulations or to stay in the R-1 zone with a development agreement. Beckki pointed out that a rezone request can always be denied and that development agreements aren't always easy to enforce. The TC expressed a desire to wait and see the development agreement before voting on the RC Zone updates.

**The meeting ended at 5:40 pm**



Nikki Wolthuis, Huntsville Town Clerk



## NOTICE OF ACTION

**TO:** Huntsville Town Council  
**FROM:** Huntsville Town Planning Commission  
**DATE:** January 22<sup>th</sup>, 2026  
**RE:** Recommendation for Ordinance 2025-7-23

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The Huntsville Town Planning Commission held a public meeting and a public hearing on January 15<sup>th</sup>, 2026, in regards to the changes proposed to the RC Zone. Ordinance 2025-7-23 reflects the changes the Planning Commission has worked on over the last several months. On 1.15.2026 the Planning Commission voted unanimously to recommend this Ordinance to the Town Council.

A handwritten signature in black ink, appearing to read "Shannon", is written over a horizontal dashed line.

Shannon, Clerk

**HUNTSVILLE TOWN  
ORDINANCE NO. 2025-7-23**

**AMENDMENTS TO TITLE 15.14 – RC ZONE**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING  
AND REPLACING THE HUNTSVILLE TOWN TITLE 15.14 –  
THE RC ZONE; SEVERABILITY; AND PROVIDE AN 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) to accurately reflect the desired use of the General Plan;

**WHEREAS**, the Huntsville Town Council desires to add definitions, permitted and conditional uses, and special regulations in the Recreational Zone of the Huntsville Town Municipal Code which will help to preserve the natural landscape in the zone, and to mitigate negative impacts to the Residential (R-1) Zone;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on the 15<sup>th</sup> of January 2026, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on the 15<sup>th</sup> of January, 2026;

**WHEREAS**, the Town Council received the recommendation from the Planning Commission and held a public meeting on the 22<sup>nd</sup> of January 2026, 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: Amendment.** The Huntsville Town Municipal Code is hereby amended to read as follows:

**15.14 RECREATION ZONE (RC)**

- 15.14.010 Purpose
- 15.14.020 Definitions
- 15.14.030 Permitted Use
- 15.14.040 Conditional Use
- 15.14.050 Special Provisions

**15.14.010 Purpose**

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

The objectives of the RC Zone are:

- A. To promote the use of the land for recreational purposes.
- B. To facilitate the conservation of 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 RC Zone.

**15.14.020 Definitions**

- A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.
- B. "Accessory Structure or Building" means a subordinate structure detached from but located on the same lot as the main structure, the use of which is incidental and accessory to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or

structure.

- C. "Campground" means a private open area with sanitary facilities for overnight or camping and may include the overnight parking of camping trailers, tents, tent trailers or other vehicle types intended for camping purposes.
- D. "Commercial Use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
- E. "Conditional Use" means a use or occupancy of a building, or use of land permitted by the Huntsville Planning Commission subject to certain conditions in accordance with the Conditional Uses Chapter of this Ordinance.

The purpose and intent of Conditional Uses is to allow in certain areas, compatible integration of such uses with conditions that mitigate negative impacts associated with the use in RC Zone, in order to allow the use to be suitable and desirable at a certain location due to conditions and circumstances particular to that use and/or location by regulating use design, lay out, and construction, operations, traffic, and any other factors on the proposed site, including time, place and manner conditions.

- F. "Dwelling" means a building or portion thereof, which is constructed in compliance with the Town's adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.
- G. "Permitted Use" means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.
- H. "Private" means for use by the club members, member friends, and guests.
- I. "Public" means general public who, are not members of the organization or club.
- J. "Special Event" means a pre-planned, temporary gathering or activity hosted by a private recreational club on a specific date or dates that exceeds daily occupancy limits. Please refer to Huntsville Title 15.14.040. Special events require a Special Event Permit issued by the Huntsville Town Council and are limited to no more than three (3) per calendar year. All Special Events shall comply with applicable limitations on parking, noise, lighting, occupancy, and hours of operation.
- K. "Outdoor Recreation" means leisure or physical activities conducted outdoors that promote health, enjoyment, or relaxation and occur incidental to the primary recreational use of the property. Outdoor Recreation shall not generate significant noise, traffic, or disturbance and does not include organized sporting events, vehicle based activities, overnight events, amplified sound, or any use requiring a Conditional Use Permit.

A. Bike Paths

B. Private Parks

C. Outdoor Recreation

**15.14.040 Conditional Use**

The following uses may be permitted in the RC zone only after issuance of a Conditional Use Permit as provided in Chapter 15.04.

A. Private Recreation Facility:

1. Special Events as defined by 15.14.020 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
2. Operating hours shall be 8 a.m. and closing at 10 p.m.
3. Parking shall not exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking is allowed.
4. Shuttles Service for events and daily activities must be restricted to 100 South.
5. Noise and amplified sound on the parcel shall not exceed 65 decibels (dB) when measured at the edge of the property. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
6. Daily Occupancy in a 24-hour period can be no more then 40 (forty) people per acre, including staff and members.
7. Night Lighting must follow Weber County's Dark Sky Ordinance.
8. Dwelling Units are not permitted in the RC Zone.
9. A business license is required and obtained through Huntsville Town.
10. Food and beverage shall only be provided to members.
11. Camping is not permitted.

B. Private Camping:

1. Noise and amplified sound on the parcel shall not exceed 65 decibels (dB) when

measured at the edge of the property. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.

2. A Sewer Facilities or trailer dump is required onsite and must be approved by the Weber Morgan Health Department.
3. Restroom facilities are required on the property.
4. A Site Plan for campsites must be provided to Huntsville Town.
5. Occupancy is limited to the number of approved campsites.
6. Parking is limited to two (2) vehicles per campsite.
7. Campers cannot reside on the property for more than 150 consecutive days, May 1<sup>st</sup> through September 30<sup>th</sup>.
8. A Business License from Huntsville Town shall be required.
9. Camping spots are limited to 4 per acre.

**15.14.050 Special Regulations.**

Special provisions apply to all permitted uses in the RC zone.

- A. The required yard space shall be kept free of debris, refuse or other inflammable material which may create a fire hazard.
- B. This zone is not available for use by the general or paying public.
- C. Usage of the premises is limited to Members, Guests and Staff of the Private Club which owns a building or property or portion thereof.
- D. Subletting or leasing is not permitted.
- E. Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County Health Department requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.
- F. On-street parking is not permitted

**15.14.060 Area Requirements.**

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

**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 remainder shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance takes effect immediately as provided by law.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Bruce Ahlstrom				
CM Sandy Hunter				
CM Lewis Johnson				
CM James Truett				

**PASSED AND ADOPTED** by the Town Council on this 22<sup>nd</sup> day of January 2026.

\_\_\_\_\_  
RICHARD SORENSEN  
Mayor Huntsville Town

ATTEST:

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

RECORDED this \_\_\_ day of \_\_\_\_\_, 2026.

PUBLISHED OR POSTED this \_\_\_ day of \_\_\_\_\_, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with *Utah Code Annotated* §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that the foregoing Ordinance was duly passed and published or posted as provided by law on the date referenced.

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

DATE: \_\_\_\_\_

**RC Zone and Powder Mountain comments (Please forward to the Mayor/Town Council for their review prior to their work session on March 5th.)**

**☒ Summarize**

☒

**Beckki Endicott**

Jeff Keeney <mrjkeeney@aol.com>; **Clerk**

Thank you. We have forwarded to the council packets for tomorrow.

(Please forward to the Mayor/Town Council for their review prior to their work session on March 5th. Thank you!)

To: Mayor and Town Council,

Hi everyone! I am submitting some comments for your consideration in regards to discussing the wording of the proposed new RC Zone conditions. (To be considered for over-all application to any and all properties zoned as RC.) Also, some comments concerning the Powder Mountain/Landing and them operating in their R-1 residence.

1. It should be noted (somewhere) that existing RC properties would be subject to the new approved regulations in the case of sale, and not to preexisting regulations from when the property was originally bought (It might be, and I just didn't see it).

2. Conditional Use:

A. Private Recreation Facility:

3. "developed parking spots, including handicapped parking requirements..." and "stalls" means there needs to be lines, markings and signage, not just an area of dirt or gravel.

Comments on the R-1 Zone vs RC Zone in regards to a possible rezoning of the Powder Mountain property near Cemetery Point.

## R-1 Zone

### 15.18.1 (Home Occupations) Purpose

(Things one can do in a residential single-family home) (They can while:) "...operating operating certain kinds of small businesses... while at the same time maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of Huntsville Town and guaranteeing to all residents freedom from excessive noise, traffic, nuisances, fire hazard, and other possible adverse effects of limited business activities being conducted in such areas."

### 15.18.2 Use

"Home occupations with visiting clientele are allowed as a Permitted Use in the R-1 Zone." (With that said) "The occupation shall be secondary to the primary use of the dwelling, which is a residence. The occupation shall be conducted so that neighbors, under normal conditions, are not aware of it's existence. It shall not be a nuisance,, cause undue disturbance, or involve the use of hazardous materials."

C. "Is limited to the on-site employment of immediate family members who occupy the dwelling."

F. "Shall not generate business-related vehicular traffic in excess of three (3) vehicles per hour."

### 15.18.4 Disallowed Activities

B. "Any activity which produces increased foot and vehicular traffic, parking, sounds or noises, lighting, vibration, or anything that is uncommon to the established character of the surrounding area to such a degree so as to constitute a nuisance to the residents of the immediate area."

D. "Retail sales of goods produced off-premise..." (ex. catering)

#### 15.16.9 Huntsville Town Zoning Alternative Actions

B. "The Huntsville Town Council...may zone or rezone land:"

1. "Where it is determined to be in the best interests of the general public,"

Since Powder Mountain/Landing has withdrawn it's request to be rezoned into RC, that means a private, single-family residence that they own must adhere to the regulations of what a single resident can or can't do in the R-1 Zone! So the question is, 1. If they try to do in 2026 what they did in 2025, what is the town going to do about it? 2. Has Powder Mountain/Landing been clearly notified? 3. What do they say they are going to do? 4. What is the status of the Compliance Officer in regards to them? 5. Should they take down off of their website reference to their "Lakeside Lodge" in Huntsville? (See attached) 6. Are there any past "promises" made to Powder that would effect any zoning changes? 7. All this should be resolved NOW and not wait until they start having events and showing up with tents, people, and buses!

15.14 - RC Zone:

"Whereas (#2) ... promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town," How does the approval of a private, for profit facility accomplish the above?

"Whereas (#4) ... update the Recreation Zone to accurately reflect the desired use of the General Plan:" Page 3 of the General Plan, Vision Statement states that (Paragraph #1) "...the citizens of Huntsville Town desire to grow in a planned manner that strives to maintain its' unique character. (Paragraph #2) ... the Town desires to continue maintaining the current regulations of a single family on a lot... " Allowing a large private for profit enterprise to blatantly disregard the regulations of the R-1 Zoning and/or RC Zone, is not in keeping with the General Plan.

There currently is no Town official(s) assigned to confirm that Zoning regulations, Special Permits, business licenses, and Conditional Uses are adhered to and enforced on a consistent basis. Infractions are mostly relied on resident's complaints and random Town officials passing by (with a lot of residents reluctant to complain or "cause any problems"). (Note: The Compliance Officer is not doing it).

#### Purpose 15.14.010

"...some uses (in the RC Zone) ... may have an environmental impact requiring a Conditional Use Permit..." A long-term comment: We're setting up the regulations we want in the RC Zone, but providing a mechanism to over-ride them with a Conditional Use Permit? That means, down the line - a new mayor, new council members, could have the ability to circumvent the regulations by the means of a Conditional Use Permit? Just a "long-term" thought...

#### Definitions 15.14.020

D. "Commercial Use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee. Powder Mountain (which includes "Powder Landing") is without question a "for profit" commercial business. (See attached photos) Powder Mountain's website is selling their resort homes that - according to them - includes a lakeside house to be used during the summer months for "year-round recreation"!

Note: Petition Procedure (Development and Rezoning) 15.16.3

B. "Neighboring property owners will be notified not only of the rezoning petition, but also of the general details of what is proposed and how and when it will be located on the property." Just FYI, last year when Powder Mountain was seeking rezoning to RC, as a neighboring property owner, I was not notified of those details.

Thank you for all your work to help make and keep Huntsville the wonderful place to live that it is while looking forward to the future and all it's possible needs.

Sincerely,

Jeff Keeney

Private Skiing • Real Estate • Amenities • Location

**powder**  
HAVEN

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# Landing

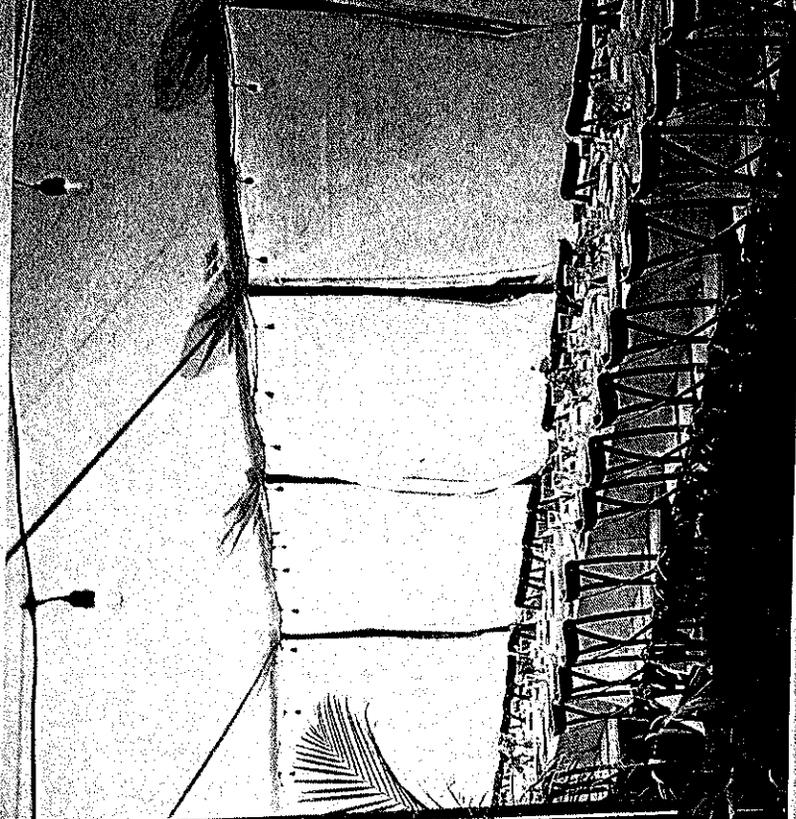
All three lots are located on Pineview Reservoir in the Ogden Valley. Landing offers an amazing place through the summer months, offering all trassco skiing, swimming, boating, wakeboarding, fishing, and much more.

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Call this property a "Green Valley" for its peaceful, scenic views, offering skiing, boating, wakeboarding, fishing, and much more.



Private Skiing

Real Estate

Amenities > Location

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Published on June 25, 2025

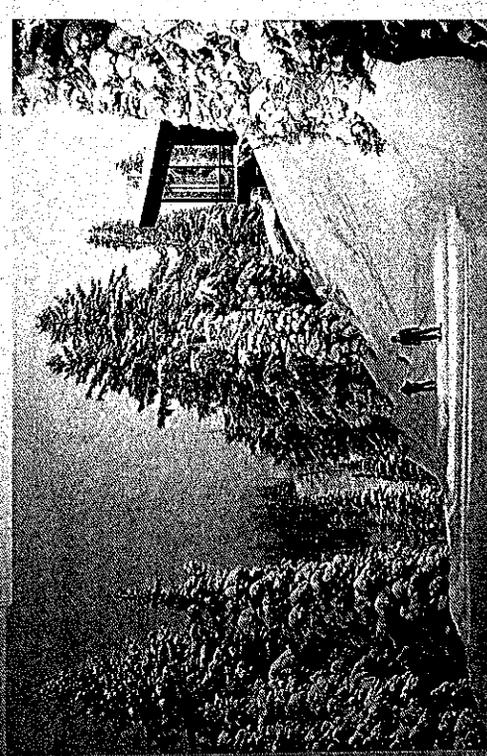
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