

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

MEETING DATE: March 26th 2026
PLACE: Huntsville Town Hall
 7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Jeff Larsen	Chairman	Excused
Liz Poulter	Planning Commissioner	Present
John Henderson	Planning Commissioner	Excused
Brent Ahlstrom	Planning Commissioner	Present
William Vandertoolen	Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens:

1-Roll call: Acting Chair Poulter welcomed all who are attending the meeting.

2-Approval of minutes for Planning Commission meeting February 26th 2026.
(See Attachment #1)

Liz passed on corrections to Shannon

PCM Ahlstrom motioned to approve the amended minutes from February 26th 2026. PCM Vandertoolen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertoolen
<u>NAYS:</u>	

3- Discussion and/or action of Land Use Permit for new home build-King, 7643 E 500 S, Parcel # 24-009-0004. (See Attachment #2)

Lon King was present to speak on behalf of his building project. Frontage will be on 500 S. They are building a home and a detached garage. The frontage came into question and Lon stated that there will be entry points to the home towards both streets, due to the corner lot.

PC Ahlstrom motioned to recommend approval for Land Use Permit for new home build King, 7643 E 500 S, Parcel # 24-009-0004. PCM Vandertooleen seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertooleen
<u>NAYS:</u>	

4-Discussion and/or action of Land Use Permit for new home build-Sage lot 8, 452 S 7900 E. Parcel # 21-177-0008 (See Attachment #3)

The builder was present to speak on behalf of the project. He was aware of the concerns with the home being on the edge of the buildable envelope as well as close to the wetland and they slightly repositioned the home to give a bit more leeway. Jared Anderson, the Town engineer, presented a letter of recommendation per the request of the PC. In this letter Jared stated he would recommend approval of the land use permit for lot 8 as presented with the stipulation that the property owner hire a surveyor to verify the footing of the home closest to the edge of the building envelope as to ensure the home is within the buildable area. The contractor would be responsible to submit this to the town.

PCM Poulter had concerns about dirt being placed outside the buildable envelope and encroaching into the wetlands area. She commented that any disruption to the area (ex: dirt) be contained in the buildable area. The builder agreed to move the structure 5 feet farther away (South) from the edge of buildable envelope to allow for more space for the construction process.

PC Ahlstrom motioned to recommend approval for Land Use Permit, with the changes/stipulations notes in the meeting, for new home build-Sage lot 8, 452 S 7900 E. Parcel # 21-177-0008. PCM Vandertooleen seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertooleen
<u>NAYS:</u>	

5- Discussion on Concept Site plan for Parcel # 241170004, Dave Booth.(See Attachment #4)

Gina and Dave presented the concept for the project that are working on for the property listed. They are proposing mixed use for this land. They are wanting to build 2 buildings with commercial space below and living space above. They are also proposing 2 round buildings, one will be living space and the other will be a community space. PCM Vander Toolen had questions

about ownership and parcel ID structure for this property is concerned. The Town has a committee that is currently discussing and creating possible mixed use possibilities to add to the Ordinance. The business owners have expressed interest for mixed use in the Town. TCM Hunter explained what the Town is currently working on and moving towards.

Dave spoke to the septic question and the UDot issue.

6-Discussion and/or action on Land Use Permit revision/ renewal for Frei Porch addition, 160 S 6900 E., Parcel #240160022 (See Attachment #5)

There is an existing land use permit for this property. They are looking to expand the scope of the project, to make a complete wrap around porch. The PC doesn't see an issue with this permit.

PMC Poulter motioned to approve the Land Use Permit for Discussion and/or action of Land Use Permit revision/renewal for Frei Porch addition, 160 S 6900 E., Parcel #240160022. PCM Ahlstrom seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertoolen
NAYS:	

7- Discussion and/or action on Land Use permit for Shaffer new home build, 145 N 6800 E, Parcel # 240170013- (See Attachment #6)

Matt McKay, the contractor, was present to speak on behalf of this project. Correction to the address was for the record. Setbacks were discussed. PCM Poulter referenced the lighting Ordinance.

PCM Ahlstrom motion to approve the Land Use Permit for Shaffer new home build, 145 N 6800 E, Parcel # 240170013. PCM Vandertoolen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertooleen
NAYS:	

8-Discussion and/or action on Land Use permit for Arroyo, rebuild of garage on existing foot print, 7633 E. 600 S., Parcel # 240180045 (See Attachment #7)

Santos and Annie were present to speak on behalf of their project. They desire to rebuild their garage on the existing footprint of the old building. The existing building is falling apart and almost unusable, per the property owner. They are requesting to keep the existing footprint and rebuild the current one-story structure. As they need additional garage space to park in. The PC was in favor of the project, as long as it was in the existing footprint and a one-story building, as it is currently.

PCM Ahlstrom motion to approve the Land Use Permit for Arroyo, rebuild of garage on existing footprint, 7633 E. 600 S., Parcel # 240180045. PCM Vandertooleen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertooleen
NAYS:	

9-Discussion in Ordinance 2026.03.26; to amend Title 15.6.2 (See Attachment #8)

This Ordinance is presented to restrict recreational facilities on an R1 Lot without a single-family dwelling. Also proposed changes to the use table, adding references as per the ordinance. TCM Hunter commented that the wording as presented could use some fine tuning. The concern is a property owner comes to the Planning commission to build an accessory dwelling structure, or a temporary dwelling and then later builds a larger dwelling unit on the property. What issues does that present and does that align with Town code?

PCM Ahlstrom is sympathetic in the financial strain of living in the area. And possibly building a smaller house is more accessible for some people, as well as making accommodations to have a second dwelling structure on a lot.

PCM Vandertooleen was more concerned with the recreational facility on a R1 lot, then the issue with the potential of a second dwelling on the property.

The issue of storing construction equipment on a residential lot was discussed. The thoughts were if the storage is minimal as well as temporary and did not disrupt the neighborhood, it was not as much a concern as if business was begun conducted on site and causing a disruption to the neighborhood. PCM Vandertoolen spoke on behalf of construction equipment being stored on personal property, but specified that rentals or doing business on property was a different issue. He proposed a CUP being an alternative to a blanket restriction. The PC was agreeable to this solution.

10-Sandy's TC Updates

TCM Hunter commented that Beckki is working on the definitions, Title 0 in the Town Code. PCM Vandertoolen agreed that some could be stricken if they conflicted with current code. The enforcement issue was a shared frustration with the PC.

11-Public Comment Lon King commended the PC for the work they do.

12-Chairman's Remarks. Liz Poulter suggested changing the meeting time to 6pm. Also she suggested adjusting or revising the height set back of 35 feet.

13-Motion to adjourn.

PCM Poulter made a motion to adjourn the meeting. PCM Vandertoolen seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 8:04 p.m.



Shannon Smith, Clerk

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

MEETING DATE: February 26th 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Jeff Larsen	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
John Henderson	Planning Commissioner	Excused
Brent Ahlstrom	Planning Commissioner	Present
William Vandertooleen	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens:

1-Roll call: Chairman Endicott welcomed all who are attending the meeting.

2-Approval of minutes for Planning Commission meeting January 15th 2026.
(See Attachment #1)

PCM Poulter motioned to approve the amended minutes from January 15th 2026. PCM Ahlstrom seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ahlstrom Alt Commissioner Vandertooleen
<u>NAYS:</u>	

3- Lon King Questions about 7643 E 500 S, Parcel # 24-009-0004

Lon had a concern about the parcel and the size, being slightly under the required ¾ acer. It was the thought of the PC and staff this this has been a parcel of record for the appropriate amount of time to be considered buildable. Lon had also questioned the setbacks and how the home could be positioned on this corner lot.

Chairman Endicott commented that the current house is not in compliance with he code. If the Kings wish to make changes to the house, they will be to be in compliance with current

ordinances. The issue of the 130 foot frontage was discussed, there were comments that since the lot is grandfathered in as a buildable lot frontage could be designated on either 7600 E or 500 S, depending on where the front door faces.

4- Discussion and/or action on recommendation for Parcel Consolidation, Parcel #'s 20-169-0001 and 20-169-0002 (Powder Beach LLC) (See Attachment #2)

Olga was present from Powder Mountain. She had nothing to add outside the scope of the consolidation application.

PC Chair Endicott motioned to recommend approval of parcel consolidation application doe Powder Beach Parcel #'s 20-169-0001, and 20-169-0002. PCM Larsen seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ahlstrom Alt Commissioner Vandertooleen
<u>NAYS:</u>	

5- Discussion and/or action on Land Use Permit for Garage renovation, Arroyo, 7633 E 600 S, Parcel #240180045 (See Attachment #3)

Santos was present to speak on behalf of the project. There are some complicated circumstances with the road markers and property lines when discussing this property. The Garage up for discussion is an old structure and not in compliance with current setbacks. Dave Robinson spoke up in favor of Santos being able to renovate the current garage. PCM Poulter stated that that ordinances clearly state that a building that is not in compliance cannot be modified in any way that make it more out of compliance.

TCM Hunter read 15.17.3, In reference to non-compliant structures. Santos is requesting to expand the building slightly to the rear of the building and also includes an addition of a second story. Chairman Endicott shared a personal story that was very similar to this issue, and he expressed his sympathy for Santo's problem.

PCM Alt Vandertooleen clarified his interpretation of the code. He stated that since the current building sits in the setback, even the addition behind the building would be out of compliance since it would still be in the 30 foot front setback.

The variance option was discussed. Santos goes on to explain why he feels that this project should be allowed.

PCM Larsen motioned to approve the Land Use permit for the garage renovation for Arroyo, 7633 E 600 S as presented, with the footprint that has been grandfathered. (there was a comment/ clarification be PC Alt Vandertooleen that the footprint is being enlarged) PCM Larsen revised his motion to approve as submitted. Revised motion was seconded by PCM Ahlstrom. Motion was rescinded by PCM Larsen due to confusion.

Motion was picked up by PC Chair Endicott who motioned to approve the Land Use Permit for Garage renovation, Arroyo, 7633 E 600 S, Parcel #240180045. PCM Ahlstrom seconded the motion. Roll Call voted. Vote was 2- aye and 3-Nay, motion failed. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Ahlstrom
NAYS:	Commissioner Larsen Commissioner Poulter Alt Commissioner Vandertooleen

6- Discussion and/or action of Land Use Permit for new home build, Sage lot 8, 452 s 7900 E, Parcel # 211770008 - (See Attachment #4)

The setbacks were discussed. The Ephemeral stream is called out on the site plan. And the PC had concerns about the home being built close to the edge of the building envelope and close to the ephemeral stream. The PC would like to see the specific call out for the measurement from the Ephemeral stream to the closest part of the structure. It was mentioned that Jared, the Town engineer, could be consulted on this issue.

The PC referred to the code on sensitive land 15.15.2.

PMC Poulter motioned to table the Land Use Permit for Discussion and/or action of Land Use Permit for new home build, Sage lot 8, 452 s 7900 E, Parcel # 211770008. PCM Larsen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ahlstrom Alt Commissioner Vandertooleen
NAYS:	

7- Discussion and/or action of Land Use Permit for pool, Harris, Sage lot 4/5, 322 s 7900 E, Parcel #211890001 - (See Attachment #5)

Aaron from Aspen pools was present to speak on behalf of the project. He is submitting on behalf of the homeowner for a pool and spa. The subject of the connection to the existing home and the new building was brought up. The PC had some discussion on the topic of connecting structures. Chairman Endicott brought the discussion back on topic to the pool.

PCM Larsen motion to approve the Land Use Permit for Discussion and/or action of Land Use Permit for pool, Harris, Sage lot4/5, 322 s 7900 E, Parcel #21189000. PCM Alt Vandertooleen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ahlstrom Alt Commissioner Vandertooleen
NAYS:	

8- Sandy’s TC Updates

Liz questioned the previous discussion regarding recreation facilities being allowed on a residential lot without a dwelling. TCM Hunter explained that many years ago the PC work on adjusting the Ordinance for this but it was overturned by the Town Council. Currently the code does not prohibit a recreational facility in the R-1 Zone without a residential property.

Sandy stated that she has been working on wording on this and will be working with Beckki and Shannon to get it ready to present at a future PC meeting.

The issue of connecting to structures on a property, as to meet the Ordinance that only allows 1 single family home on a lot was discussed. PCM Larsen commented on 15.6.2.A-1 that address this subject.

9-Public Comment. There were none.

10-Chairman’s Remarks. Chairman Endicott voiced his opinion on the issue of the Ordinance that speaks to allowing 1 single family home on a lot. He expressed his concern about this issue in regards to how things are happening with this in Town. Chairman Endicott suggested the PC look into how they want to address this issue moving forward. Giving his own opinion/suggestions.

Chairman Endicott formally let the PC know that he was stepping down from the PC and that PCM Larsen will be taking over as chair. He expressed his appreciation for the group as a whole and complimented the work they have done.

11-Motion to adjourn.

PCM Ahlstrom made a motion to adjourn the meeting. PCM Poulter seconded the motion.
All votes Aye. Motion Passes.

Meeting is adjourned at 8:04 p.m.

Shannon Smith, Clerk

DRAFT

PC Meeting 3.26.24
 Attach. #2

7600 E Street

Louny H. King Owner / Builder Contact: 801.948.0499 LounyHKing@gmail.com		Project Name: Home Addition Home Address: 7600 E Street Houston, TX 77037		Date: 3/26/24 Scale: 1/8" = 1'-0" Drawing No.: 240010004	
Project Name: Home Addition Home Address: 7600 E Street Houston, TX 77037		Date: 3/26/24 Scale: 1/8" = 1'-0" Drawing No.: 240010004		Project Name: Home Addition Home Address: 7600 E Street Houston, TX 77037	



0' 10' 25'

PAPER SIZE 24" X 36" | SCALE 1/8"=1'-0"

MEASUREMENTS IN INCHES TO
 THIS PROPERTY LINE

7643 E. 500 S.
 500 S Street

PC Meeting 3/26/24
Attach #3

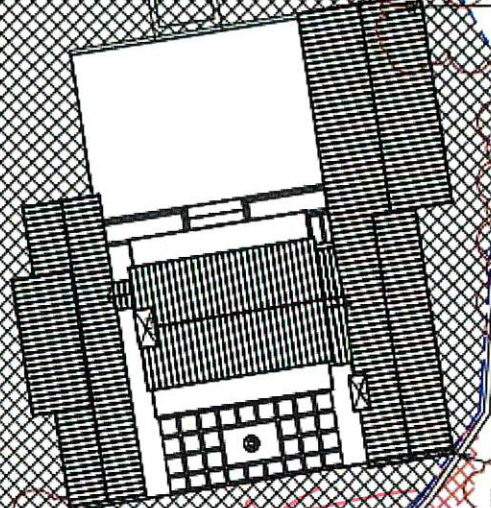
SETBACK
10'-0"

SETBACK
30'-0"

40'-5 7/8"

63'-10"

BUILDABLE AREA



HOME MOVED & FORWARDED

STRAW WOODLE OR OTHER
MITIGATION SYSTEM AS REQ'D

Wave
US#

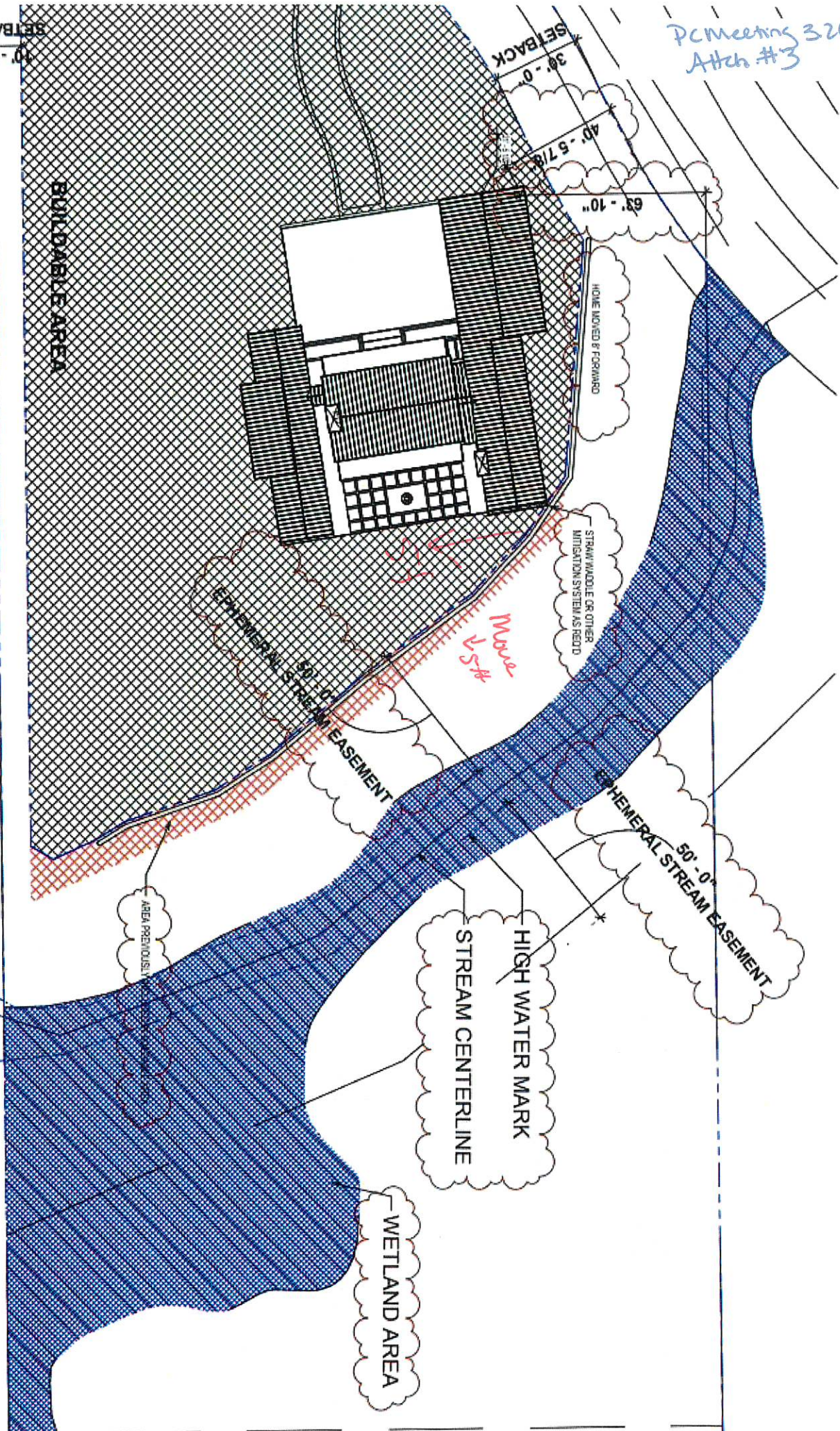
EPHEMERAL STREAM EASEMENT
50'-0"

EPHEMERAL STREAM EASEMENT
50'-0"

AREA PREVIOUSLY

HIGH WATER MARK
STREAM CENTERLINE

WETLAND AREA





Andersen Engineering
2167 East 6225 South Ogden, Utah 84403
Tel: 801.829.8238

Date: March 25, 2026
To: Shannon Smith
From: Jared Andersen
Subject: Sage Lot 8 Ephemeral Stream Offset

Shannon,

I have been informed there is concern from Huntsville Town of the location of the proposed home on Lot 8 of the Sage Development.

I recommend approval of the building permit with the following conditions:

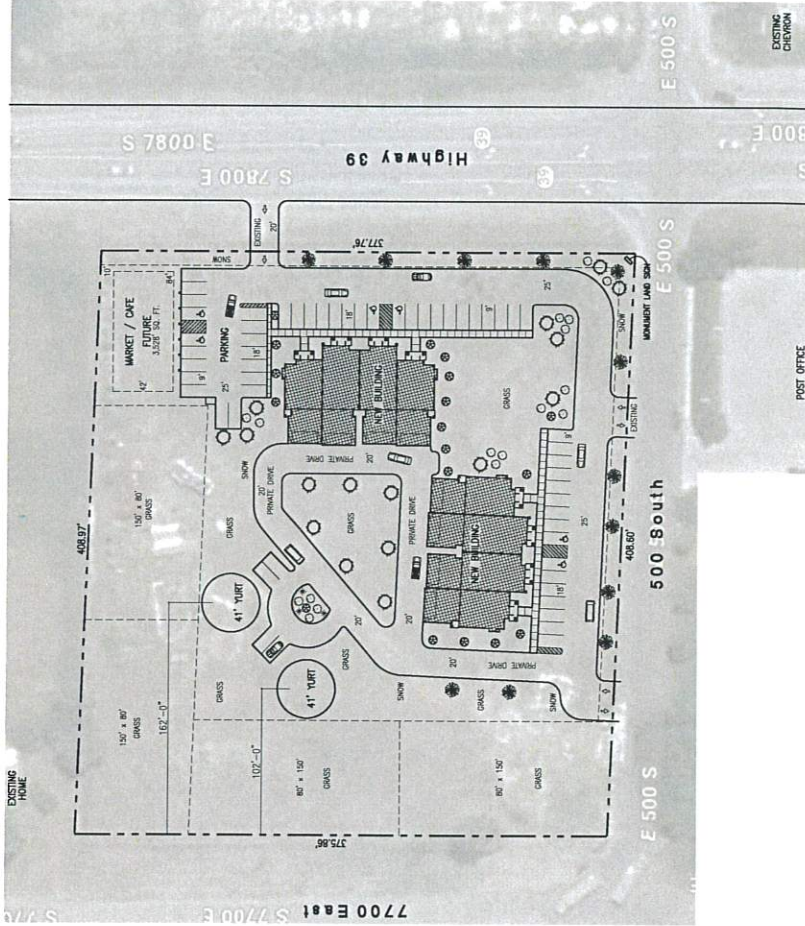
1. I would recommend the lot owner hire a surveyor to survey the foundation forms when installed to verify the location of the foundation of the home will be outside the offset area.
2. I would also have the surveyor stamp the drawing to certify the location.

Thanks

Jared Andersen, P.E.
Huntsville Town Engineer
Andersen Engineering
jared@anderseneng.com

BOOTH DEVELOPMENT

HUNTSVILLE, UTAH



SITE PLAN
SCALE: 1"=40'-0"

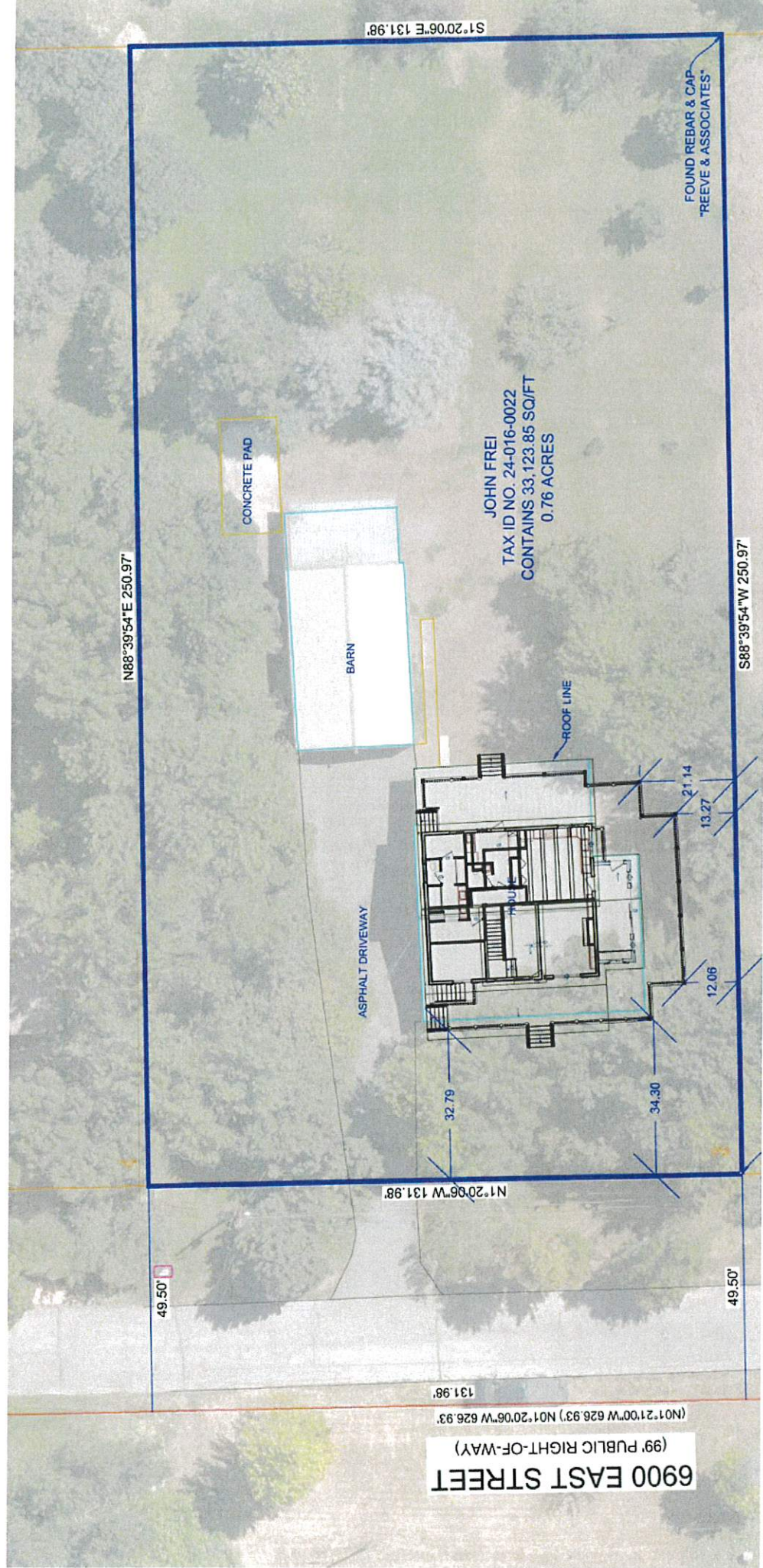
488 SOUTH SUBMISSION PHASE 1
WEBER COUNTY
3.53 ACRES

SITE PLAN
BOOTH DEVELOPMENT
HUNTSVILLE, UTAH 2-15-2028

C.D.S. 801-791-0001
CAD DESIGN SPECIALISTS
1708 E. 550 S. 2ND SOUTH OGDEN UT. 84403 AUTOCAD

DC Meeting 3.20.24
Attn. #4

PC Meeting 3.26.24
Attn #5



Frei
160 S 16100 E.

DATE	NO.	DESCRIPTION
25-10-14	1	ISSUED FOR PERMITS
25-10-14	2	REVISED PER COMMENTS
25-10-14	3	REVISED PER COMMENTS
25-10-14	4	REVISED PER COMMENTS
25-10-14	5	REVISED PER COMMENTS
25-10-14	6	REVISED PER COMMENTS
25-10-14	7	REVISED PER COMMENTS
25-10-14	8	REVISED PER COMMENTS
25-10-14	9	REVISED PER COMMENTS
25-10-14	10	REVISED PER COMMENTS

SPENCER & SHAUNA SHAFER
145 N. 6800 E
HURSHVILLE, UT 84317

SITE PLAN (SWPP)

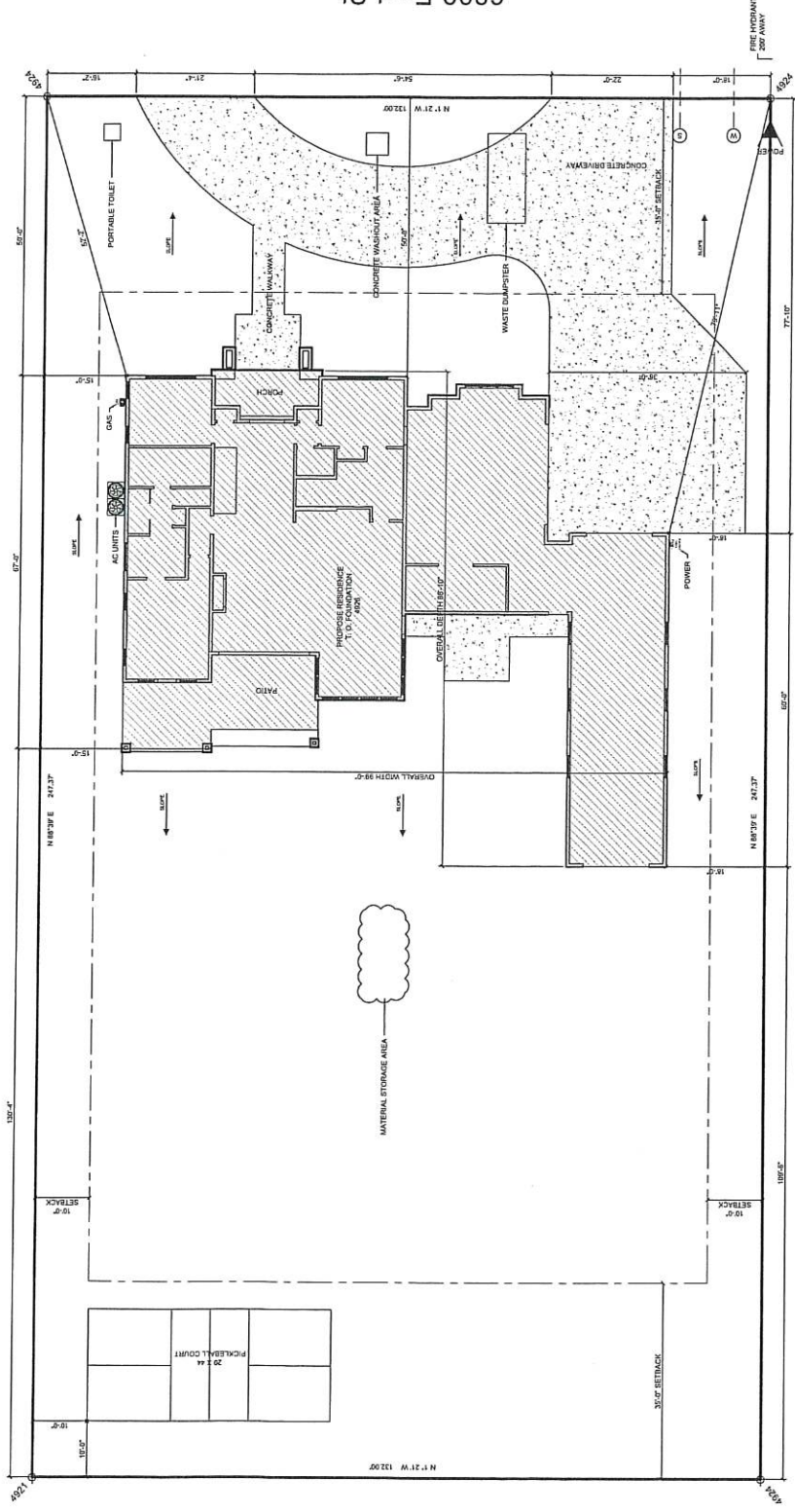
Attch # 6
2-2-23
PCMA 320-2

LOT # 240170013
32,653 SQ. FT.
0.75 ACRES

(LOT 240170014)

(LOT 240170009)

6800 East St.



P.U.E. BUILDING SETBACKS LOT BOUNDARIES

SITE PLAN (SWPP)

145 N. 6800 E - Shafer

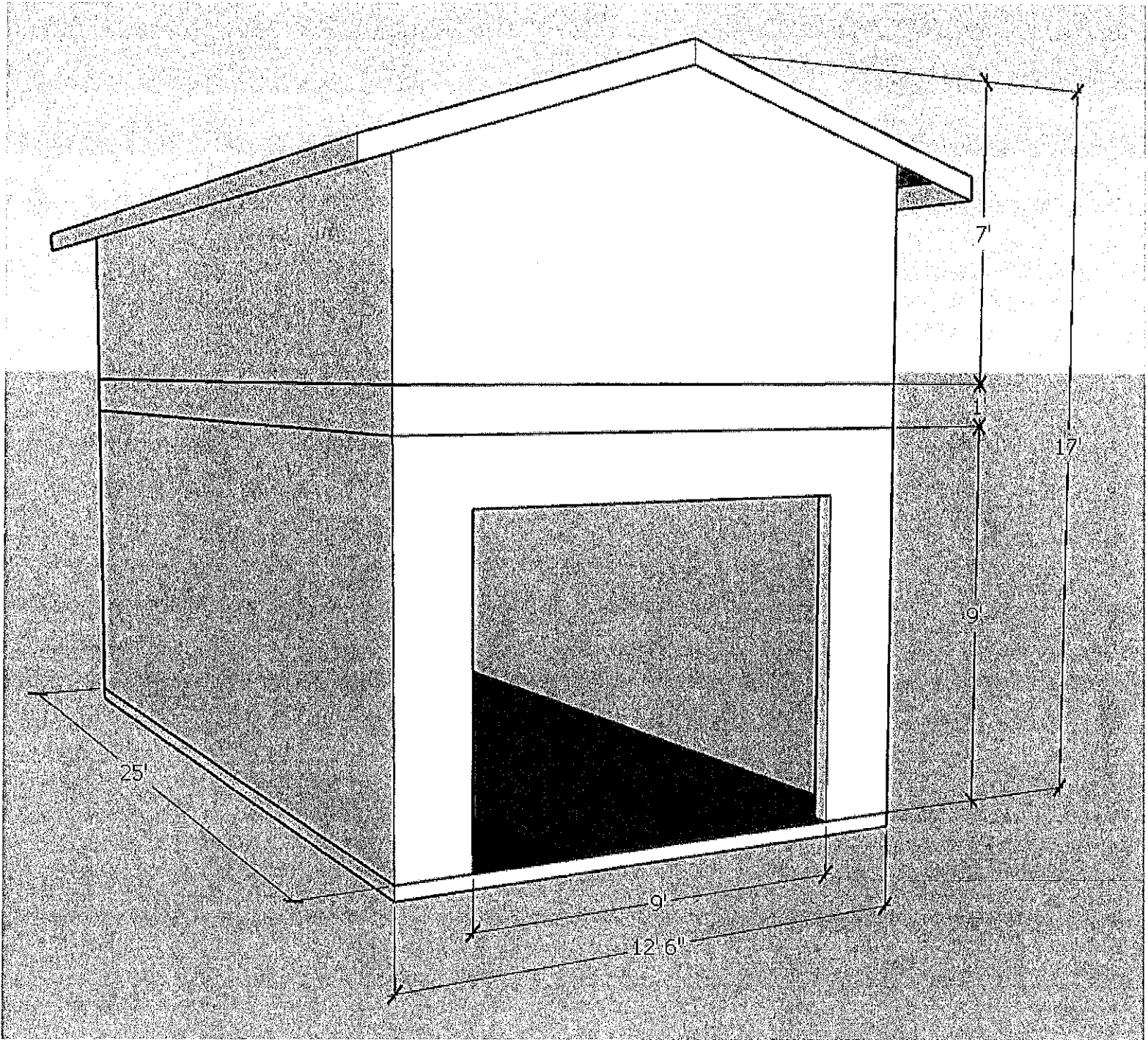
PC Meeting 3/26/24
Attach #7



* limited to existing Footprint of structure

7633 E. 600S.

* Offset of Setback *



PC Meeting 3.26.24
Attach # 8

HUNTSVILLE TOWN
ORDINANCE NO. 2026-~~XX-XX~~

03.26

AMENDMENTS TO TITLE 15.6.2 – RESIDENTIAL ZONE USE REGULATIONS

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING
AND REPLACING THE HUNTSVILLE TOWN TITLE 15.6.2 –
RESIDENTIAL 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 emphasize the importance
of single-family homes in the residential zone and update the Residential Zone to limit
entities from creating recreation facilities in the Residential Zone;

WHEREAS, the Huntsville Town Council desires to add clarity to
accessory buildings or structures on parcels located in the Residential Zone
making and limiting their uses subordinate uses and providing for non-
dwelling buildings or structures;

WHEREAS, after publication of the required notice, the Planning
Commission held its public hearing on the ___ of ___ 2026, to take public
comment on this Ordinance, and subsequently gave its recommendation to adopt
this Ordinance on the ___ of ___ 2026;

WHEREAS, the Town Council received the recommendation from the
Planning Commission and held a public meeting on the ___ of ___ 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:

Table 15.1 – Use Table

USE	R-1	C-1	C-2	A-3,5,20	CR-1	S	O	RC	Additional Reference
Recreation and athletic facilities	P	C	C	N	C	C	C	N	Refer to 15.6.2.J

USE	R-1	C-1	C-2	A-3,5,20	CR-1	S	O	RC	Additional Reference
Accessory Building/Private	P	C	C	P	C	C	C	C	Refer to 15.6.2.G

USE	R-1	C-1	C-2	A-3,5,20	CR-1	S	O	RC	Additional Reference
Construction equipment rental and/or storage	N C?	N	C	N	N	N	N	N	

15.6.2 Use Regulations

Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1. In Residential Zone R- 1, the following uses are subject to the respective conditions:

A. Single-family dwellings.

1. Only one single-family dwelling is allowed on an approved R-1 building lot.
 - a. A single-family dwelling shall not be added to or enlarged if the addition or enlargement is a separate dwelling attached to the existing single-family dwelling with a breezeway or extension of the roof. Such additions or enlargements shall be considered to be separate dwellings and are prohibited. Nothing in this ordinance shall be construed to allow two dwelling units to be built on a single residential lot regardless of whether the structures are attached by a breezeway, roof extension or other attachment except as allowed in 15.8.55
2. No single-family dwelling or a portion thereof, shall be rented for a term less than 30 days.
3. No single-family dwelling, or portion thereof, shall be rented or used while occupied by



the respective owner, except as provided for in the Title 15.18.5.67
4. No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period.

- B. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.
- C. A Residential Zone Bed and Breakfast is 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; Meals may only be served to overnight guests; Not more than three (3) guests sleeping rooms per dwelling and the dwelling must be the owner's primary residence.
 - 4. Allowed only in existing dwellings with no exterior additions nor change in residential character.
 - 5. Business license must be obtained.
- D. Signage as regulated under Title 15.21.
- E. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing residence is used as a temporary residence during construction of a new residence, upon issuance of the occupation permit for the new residence, the old residence must be removed within thirty (30) days.
- F. Home occupations as regulated under Title 15.18.G. Accessory Structures or Buildings.
- G** 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. A single-family 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.
- H. No accessory structure or building, or portion thereof, shall be used as a dwelling unit; except on a short-term basis (no more than 15 days) and only by friends or family of the owner while the owner occupies the property.
- I. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) residence, except as outlined in E above.

add definition to 15.0e "Subordinate"

size?

J Recreation and athletic facilities may only be built on a parcel that has a current occupied

Change wording → *occupied by single family*

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.

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 ___ day of _____ 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: _____