

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

MEETING DATE: June 25th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

NAME	TITLE	STATUS
Jeff Larsen	Chairman	Present
Liz Poulter	Planning Commissioner	Absent
Brent Ahlstrom	Planning Commissioner	Present
William Vandertoolen	Planning Commissioner	Late/Zoom
Jeff Keeney	Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Ron Gault, Steven Gadd, Oakley Griswell, Lewis's (Via Zoom)

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

2-Approval of minutes for Planning Commission meeting May 20th 2026
(See Attachment #1)

PCM Ahlstrom motioned to approve the amended minutes from May 20th 2026. PCM Keeney seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Larsen Commissioner Ahlstrom Commissioner Keeney
<u>NAYS:</u>	

3- Approval of minutes for Work Session on June 8th 2026

Chairman Larsen motioned to Table the minutes from the Work Session on June 8th 2026. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Larsen Commissioner Ahlstrom Commissioner Keeney
<u>NAYS:</u>	

4- Discussion and/or action on Land Use Permit for home addition for Ron Gault, 535 S 7600 E, Parcel # 240090030 (See Attachment #2)

Ron was present to speak on behalf of his project. They are planning to do a small addition to expand their master bedroom/bath.

PCM Ahlstrom motioned to approve the Land Use Permit for home addition for Ron Gault, 535 S 7600 E, Parcel # 240090030. PCM Keeney seconds the motion. All votes Aye. Motions passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Larsen Commissioner Ahlstrom Commissioner Keeney
<u>NAYS:</u>	

5- Discussion and/or action on Land Use Permit for Accessory Building and Shed for Lewis, 6775 E 100 S, Parcel # 240170041 (See Attachment #3)

The builder, Oakley, was present to speak on behalf of the project. The homeowners were present on Zoom. They commented on behalf of the project and that they are currently working on the septic. Chairman Larsen questioned setbacks as well as height. Since this is a corner lot the setback will need to be 20 feet from the property line. The setbacks as per the site plan look ok. The Homeowner commented that they are looking to conduct a survey to make sure they know where the property line is and to establish accurate setback measurements.

Chairman Larsen motioned to approve the Land Use Permit for Accessory Building and Shed for Lewis, 6775 E 100 S, Parcel # 240170041, subject to the 20 ft setback for the garage on 6800 E, and 10 feet from the neighboring property line for the shed. PCM Ahlstrom seconded the motion. All votes Aye. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Larsen Commissioner Ahlstrom Commissioner Keeney
<u>NAYS:</u>	

6-Discussion and/or action of Land Use Permit for Accessory Building for Steven Gadd, 484 S 7900 E (Sage Lot 9) Parcel # 211770009 (See Attachment #4)

Steven Gadd was present to speak on behalf of this barn. He discussed his setbacks and height, which should be 27-28 feet. The Planning Commission agreed that the site plan meets all

required setbacks. The setbacks from the wetlands were discussed and the PC agreed the site plan showing the building in the allowable building envelope was approvable.

PMC Ahlstrom motioned to approve the Land Use Permit Accessory Building for Steven Gadd, 484 S 7900 E (Sage Lot 9) Parcel # 211770009. Chairman Larsen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
	Chairman Larsen Commissioner Ahlstrom Commissioner Keeney
NAYS:	

7- Discussion and/or action on Land Use Permit for Accessory Building (Correction to include addition) for Vicky Manful, 7583 E 300 N, Parcel #240100011 (See Attachment #5)

Correction to the agenda to include the addition Vicky has on her site plan along with the Accessory building she is seeking permission for. As per her site plan she will be removing several buildings as well as adding an accessory building (a garage) and she plans to expand the footprint of her current home (an addition).

The frontage as well as the address was discussed. The homeowner is requesting to designate her frontage on 7600 E, as this is where her front door currently exists. This allows her to set her new garage 20 ft from 300 S, as she is on a corner lot. The PC reviews the setbacks and agrees that the current site plan with the setbacks as stated are allowable.

PCM Ahlstrom motioned to approve the Land Use Permit for Accessory Building and addition (Correction to include addition) for Vicky Manful, 7583 E 300 N, Parcel #240100011. PCM Keeney seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Larsen Commissioner Ahlstrom Commissioner Keeney
NAYS:	

8- Discussion on the C-2 Zone Changes/ Mixed Use (See Attachment #6)

Chairman Larsen commented that this is a discussion item and no action will be taken tonight. There will need to be a public hearing on this before the PC can recommend approval to the TC. A work session could be an option as well, if further discussion is needed after this meeting. Chairman Larsen asked the PC to explain the comments they have made on the shared file. PMC

Keeney commented on his points. There was some discussion on the meaning or definition of Historic Quarter, Chairman Larsen made note of this. The rental period of 90 days or more was discussed, the intent was to strongly discourage short term rentals.

7:23 (aprox)- Will Vandertoolen entered the meeting via Zoom

There were some discrepancies or confusion between some of the wording in the document and what was allowable in the use table. The PC discussed and attempted to clarify. Height was discussed and Shannon recommended adding specific wording, such as in the Residential Code, to define the measurement of height.

The topic of round building was also brought up, the PC would like some time to discuss this option. PCM Ahlstrom commented that there could be room to accommodate round buildings as long as they fit into the overall design appearance the Town desires.

The term curb cut was questioned. It was decided that it referred to the transition from street to sidewalk to obtain access to areas. PCM Keeney felt like the wording was conflicting.

PCM Vandertoolen questioned the 10 foot setback wording. Sandy clarified the intent of the wording. The PC felt like the explanation that Sandy provided was agreeable. PCM Vandertoolen also questioned the flow of the area. With the restrictions of parking, garage placement and trash service, he thought there could be some additional clarity with the wording.

The subject of a gas station was discussed. Sandy questioned whether the Town would require a 30 foot setback on the front. Does the Town want to add this restriction or will it negatively impact the business and lot usage. The issue with percentage of commercial vs residential was discussed. There was some discussion on this and whether it makes sense as written. The agreement was that the ratio as stated will need to be adjusted. Wording to be worked on.

The PC felt they can work on the remainder of the C2 in a work session and then align the C1 mixed use with the changes made in the C2. Moving forward the goal is to have a public hearing on both mixed use Ordinances in August.

9- Discussion on Ordinance 2025-7-23, the RC Zone (See Attachment #7)

Due to time constraints, Chairman Larsen suggested that the PC save the RC Zone discussion for another time.

10- Sandy's TC Updates

Sandy had no comments

11-Public Comment.

Gina commented that she would like to see allowance for round buildings, as that is part of the concept plan for the property she would like to incorporate mixed use on. She also spoke on

behalf of a detached single family home, since that is also in the concept plan. She also commented on topic of ADA and the ground level round buildings will have access for ADA.

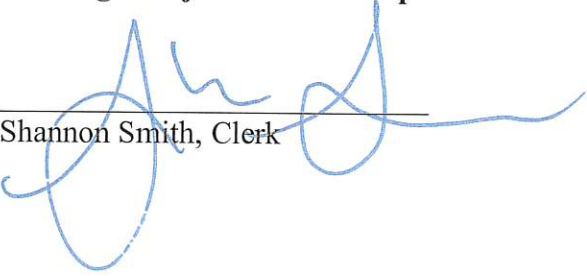
12-Chairman's Remarks.

Chairman Larsen appreciate all the input that the PC has given over the last few months working through some important topics.

13-Motion to adjourn.

PCM Keeney made a motion to adjourn the meeting. Chairman Larsen seconded the motion. All votes Aye. Motion Passes.

Meeting is adjourned at 8:37 p.m.



Shannon Smith, Clerk

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: May 20th, 2026
PLACE: Huntsville Town Hall
 7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens:

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

2- Oath Of office administration to Jeff Keeney Atch #1

3-Redesignation of PC members for the Record

Chairman Larsen stated for the record that all current members are Planning Commissioners are voting members and at some point, an alternate will be appointed.

4-Approval of minutes for Planning Commission meeting April 23rd 2026
 (See Attachment #1)

PCM Poulter motioned to approve the amended minutes from April 23rd 2026. PCM Ahlstrom seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5-Approval of minutes for Planning Commission Work Session April 30th 202
(See Attachment #2)

PCM Ahlstrom motioned to approve the amended minutes from April 30th 2026. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

6) Close Public Meeting and Open Public Hearing

Before the Public meeting closed Chairman Larsen gave a brief summary of both development agreements that are up for Public Hearing.

Chairman Larsen made a motion to close the regular meeting and open the Public Hearing. PCM Ahlstrom seconded. All votes Aye. Motion Passs. Votes are reflected below.

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

Ordinance 2026.4.23 1A- Development agreement for Powder Landing

Resident Hillary Evans commented that she expressed her many concerns on the Powder Mountain project. She thanks the Planning Commission for the work they have done. She called out concerns with noise, light and traffic. Evans does not feel that Mr. Hastings has the best interest of the Town in mind. She commented that the residents of Huntsville should come first.

Ordinance 2026.4.23 1B- Development agreement for McKay Meadows

⌘ No public Comment

Chairman Larsen made a motion to close the Public Hearing and open the Public meeting. PCM Ahlstrom seconded. All votes Aye. Motion Passes Votes are reflected below.

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

7- Discussion and/or action on Ordinance 2026.4.23 1A- Development agreement for Powder Landing *AHdr #4*

PCM Keeney made a few comparisons to Powder Landing operating in an R-1 Zone vs an RC Zone. He went on to reference the vision statement.

Chairman Larsen reviewed the changes the Planning Commission previously discussed the work session. These notes have been combined as suggestions that the PC will pass along to the Town Council. One of the suggestions was a change in the number of events from 5, reduced to 3. Use of shuttles were discussed. Pick up spots have been specified to be out of Town boundaries.

Chairman Larsen had previously suggested a referendum clause. He reviewed the wording he had worked on with the group.

Will Commented he has concerns if the agreement is in the best interest of the Town. He appreciates the work all have put into this agreement. PCM Vandertoolen also touched base on the access that residents use as a walking path that is currently on private property. He voiced concerns about the safety of the residents that use this area. Several members of the planning commission agreed that the lack of enforcement at the Powder mountain property has been frustrating.

Chairman Larsen motioned to recommend approval of Ordinance 2026.4.23 1A- Development agreement for Powder Landing, with the changes as discussed in the meeting. PCM Ahlstrom seconds the motion. Ayes-4 Nays-1, Motion passes. Roll Call vote. Votes are reflected below.

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

8- Discussion and/or action on Ordinance 2026.4.23 1B- Development agreement for McKay Meadows (See Attachment #) 5

Chairman Larsen reviews the changes the Planning Commission discussed in the previous work session. One larger change was with the "Future Laws", holding the property owner to any current laws.

The PC reviewed the access point for each lot as the DA described. The amount of water shares that the property owner was allowed by the Town was questioned. It was decided the 5 culinary water hook ups were guaranteed.

PCM Ahlstrom motioned to recommend approval of Ordinance 2026.4.23 1B- Development agreement for McKay Meadows, with the changes discussed in the meeting.
PCM _____ seconded the motion. All votes Aye. Roll Call vote. Votes are reflected below.

VOTES:	
AYES:	Chairman Larsen Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertoolen Commissioner Keeney
NAYS:	

9-Discussion and/or action of Land Use Permit- adjustment for Shaffer New home, 145 N 6800 E., Parcel # 240170013 (See Attachment #4) 6

Matt McKey was present to speak on behalf of the project. The home owners are wanted to adjust the site plan by moving the property further from the street.

PMC Poulter motioned to approve the Land Use Permit adjustment for Shaffer New home, 145 N 6800 E., Parcel # 240170013. PCM Ahlstrom seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

10- Discussion and/or action on Land Use Permit for Schmid, Accessory Building, 245 S. 7700 E. Parcel # 240100026 (Attach # 7)

The Planning Commission agreed that the site plan meets all required setbacks.

Chairman Larsen motioned to approve the Land Use Permit for Schmid, Accessory Building, 245 S. 7700 E. Parcel # 240100026, with the addition that the distance from the building to the alley can be 1-10 ft. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Larsen Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertooleen <i>J Keeney</i>
NAYS:	

11 Discussion and/or action of Land Use Permit for Booth, New Home build and Accessory Building, Parcel # 241170004 (See Attachment #5)

Dave and Gina were present to discuss their project. Gina spoke to the concept that is part of the larger project. The PC cautioned again that the site plan they submitted for the residential Zone they are currently in, might not coincide with any possible future plans for mixed use.

PCM Ahlstrom motion to approve the Land Use Permit for Booth, New Home build and Accessory Building, Parcel # 241170004. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Larsen Commissioner Poulter Commissioner Ahlstrom Commissioner Vandertooleen Commissioner Keeney
NAYS:	

12- Sandy's TC Updates

Sandy was not present

13-Public Comment.

The Booth
Hilary Evans commented in Support of Daves property. She is in support of the mixed that has been discussed on that property. She also voiced her support of round buildings. *use*

Breanne Bingham voiced her concerns about traffic since she resided close to the property. She did voice her support for the project stating that the plans to have Dave reside on site is comforting.

Blake Bringham commented that he recognizes that the Town needs to be cautious with Re-zoning. He is also in support of Daves Project.

14-Chairman's Remarks.

Chairman Larsen comment on the timeline with mixed use and voiced the understanding to get the mixed use ordinance through the proper Town process. PMC Ahlstrom commented that it was nice to hear support from the neighbors.

Chairmans Larsen appreciates all public comment stated that the PC does listen to the residents and takes these comments in to consideration when making decisions.

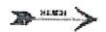
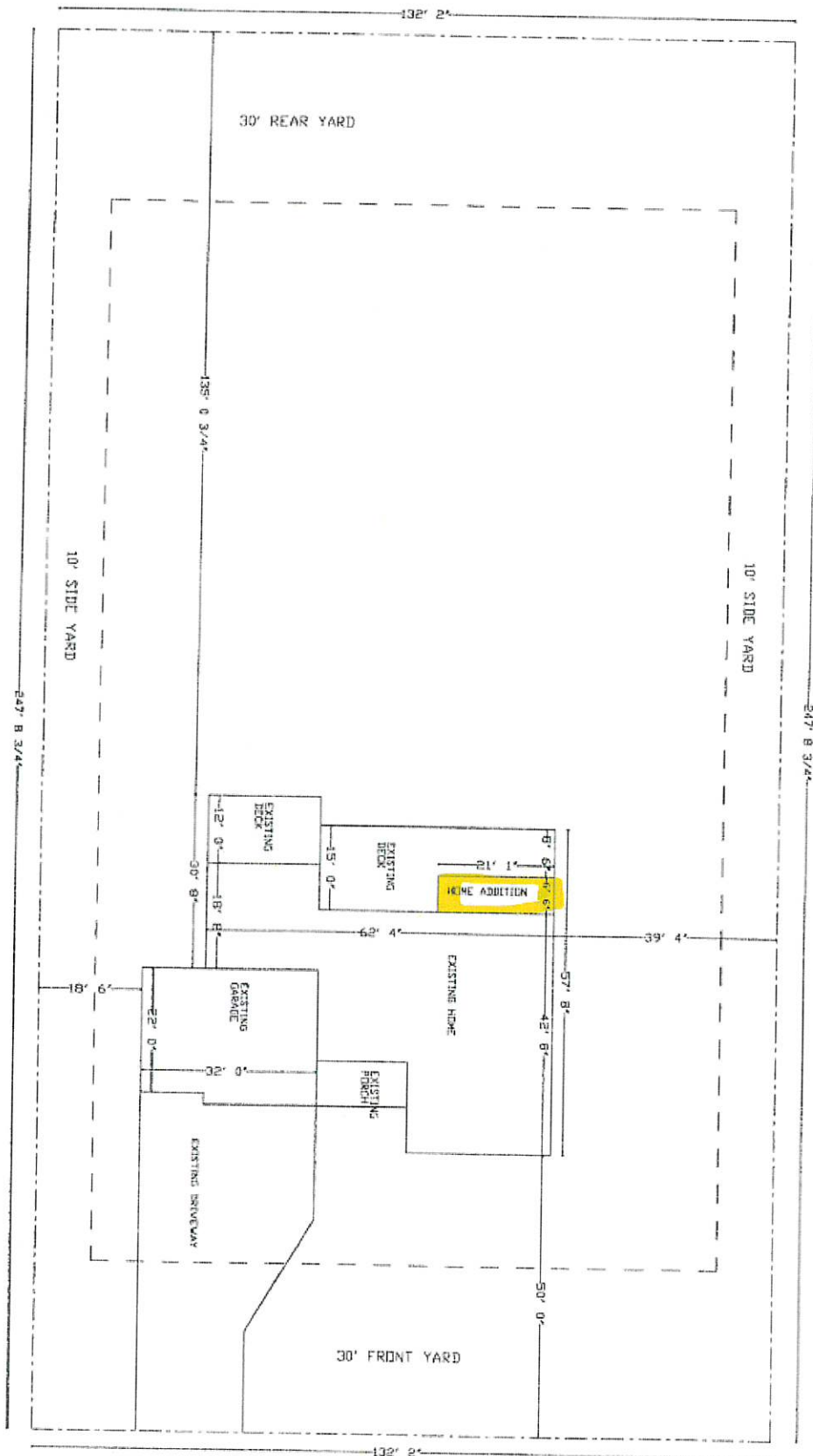
15-Motion to adjourn.

Chairman Larsen made a motion to adjourn the meeting. PCM -----seconded the motion.
All votes Aye. Motion Passes.

Meeting is adjourned at 8:37 p.m.

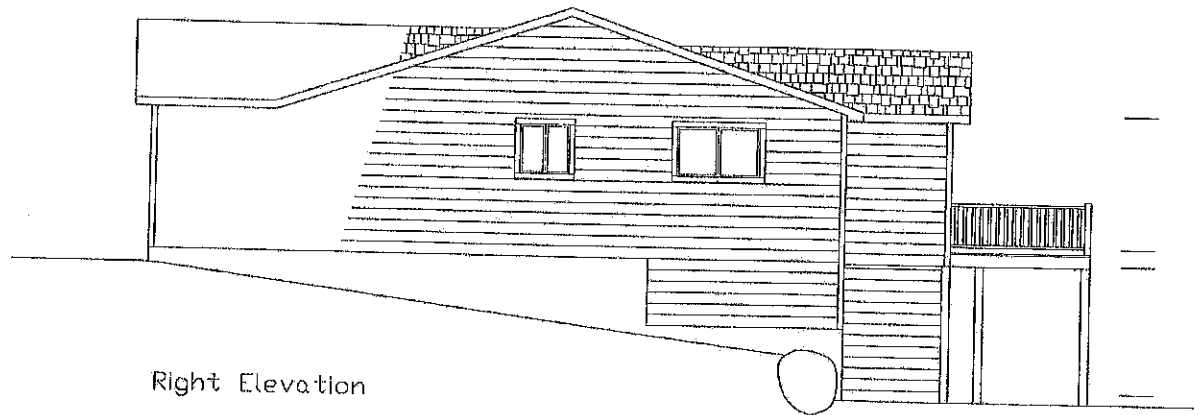
Shannon Smith, Clerk

PC Minutes 6.25.2026
 Alter #2



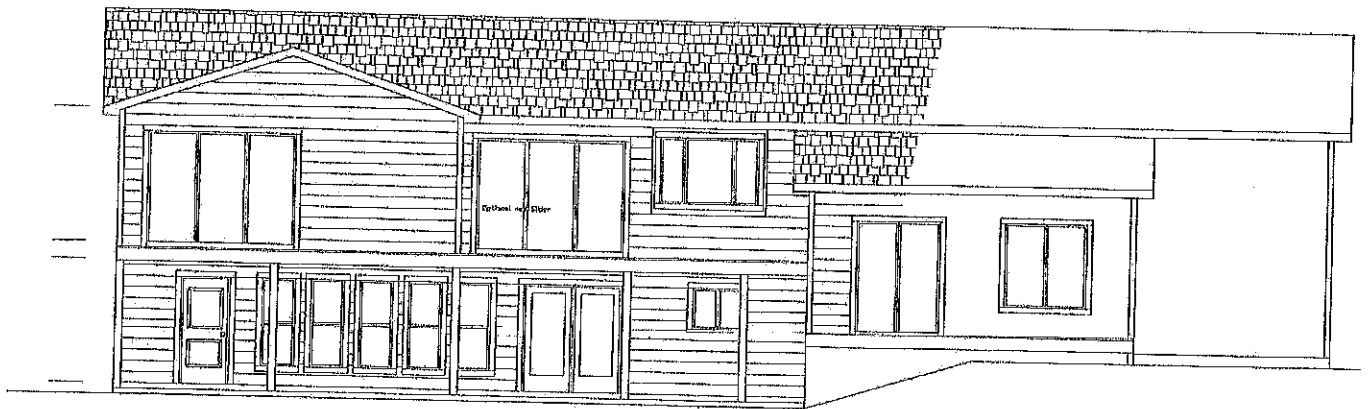
East Residence
 Addition Plan
 Parcel #24090330
 330 South 7600 East
 Huntsville, Utah
 Area: 28,740 Sq. Ft.
 .75 Acres
 Scale: 1" = 8'

7600 EAST STREET



Right Elevation

Gable Option



Back Elevation

Not shown for clarity

Gable



LAND USE PERMIT

Huntsville Town Building Inspection
7309 E. 200 S.
P.O. Box 267, Huntsville, UT 84317
(801) 745-3420

Tax ID # 740090030

Address of Structure 535 S. 7600 E.

Name & Address of Owner/Owners Gault

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6-25-2024

Set Backs Approved: Yes X No

Any special stipulations and conditions of the Site Plan Review: None.

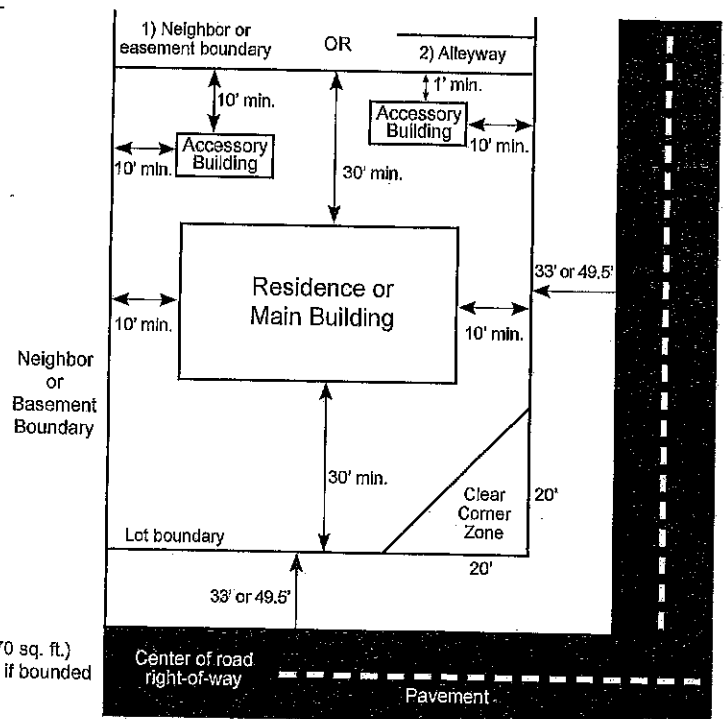

Huntsville Planning Commission Chairman


Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

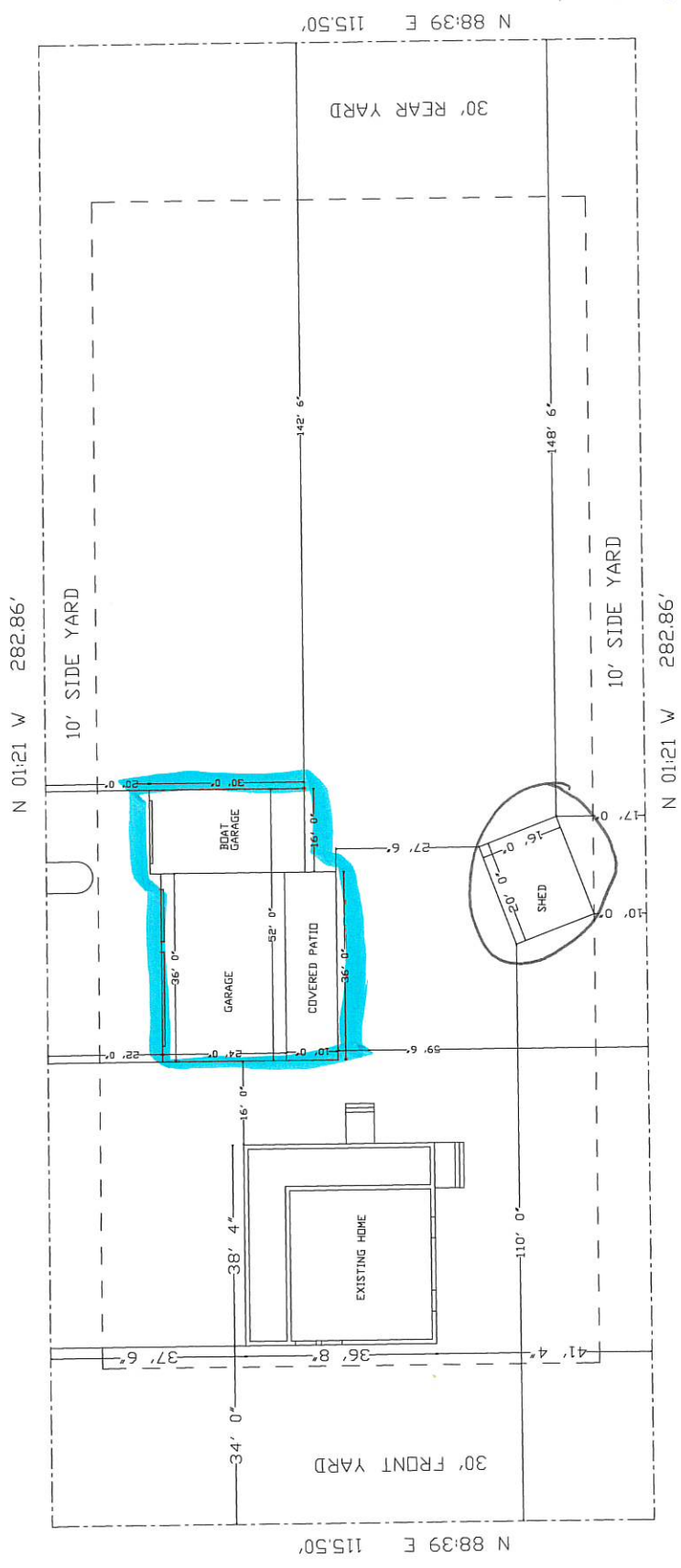
- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



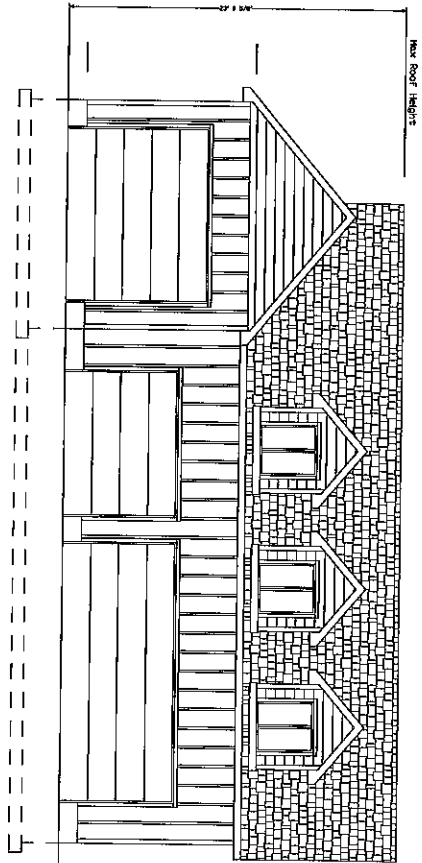
100 SOUTH STREET

6800 EAST STREET

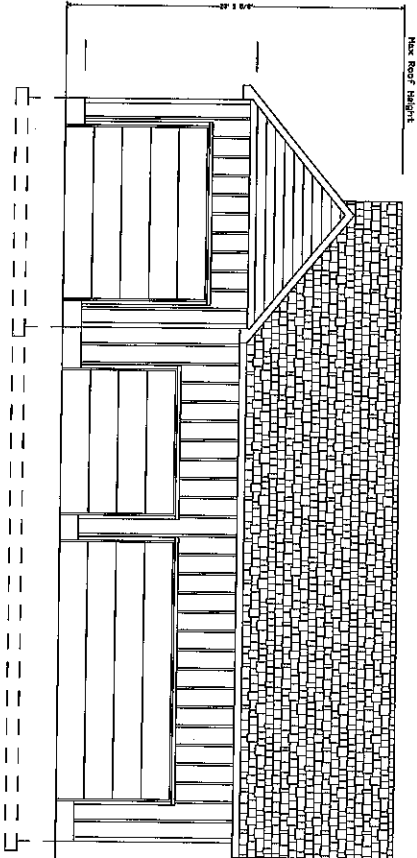
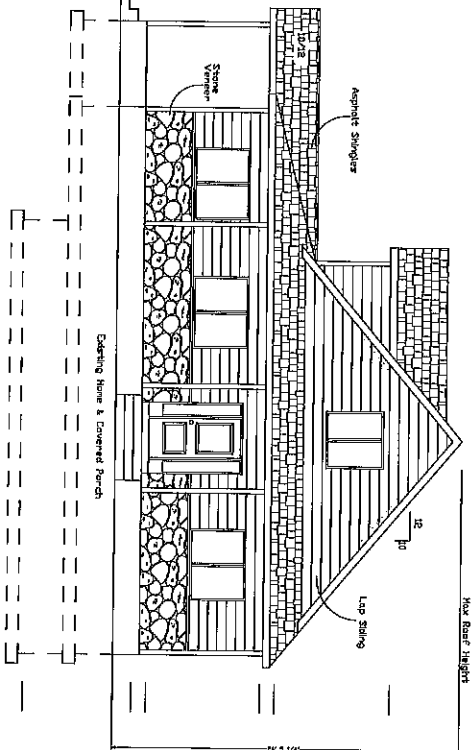


PC Minutor 6.25.2020
A#3

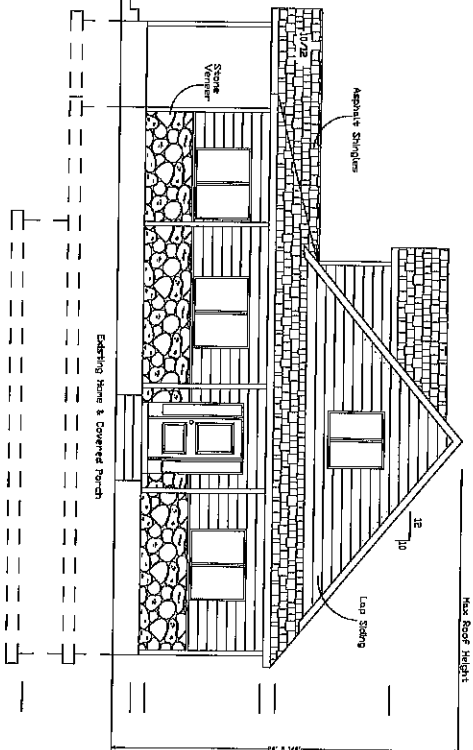
Lewis - 6775 E. 100S.



East Elevation



East Elevation



Louis Garage - 4775 E 1005

7900 EAST STREET



LOT 9 SAGE
484 SOUTH 7800 EAST

EPHEMERAL STREAM EASEMENT

20'
EASEMENT

the policy instrument under their discretion, thereby and thus, the policy instrument is not a policy instrument, and it is not a policy instrument.

Site Plan
Scale - 1" = 10'

Project Number	26-013
Page Number	C-1
Date	6/11/26
Plan Number	G-3360

DESIGN TOP
cortina/bambini

design top

01-242-4716
Kalliope, Uffern
www.designtop.net

Client
Steven & Lesli Gada
The Sage Subdivision Lot 4
484 South 7900 East Huntsville, Utah,
Sheet Title
Site Plan
Title



DESIGN LOFT

customhomedesign
801-292-9716
www.designloft.net

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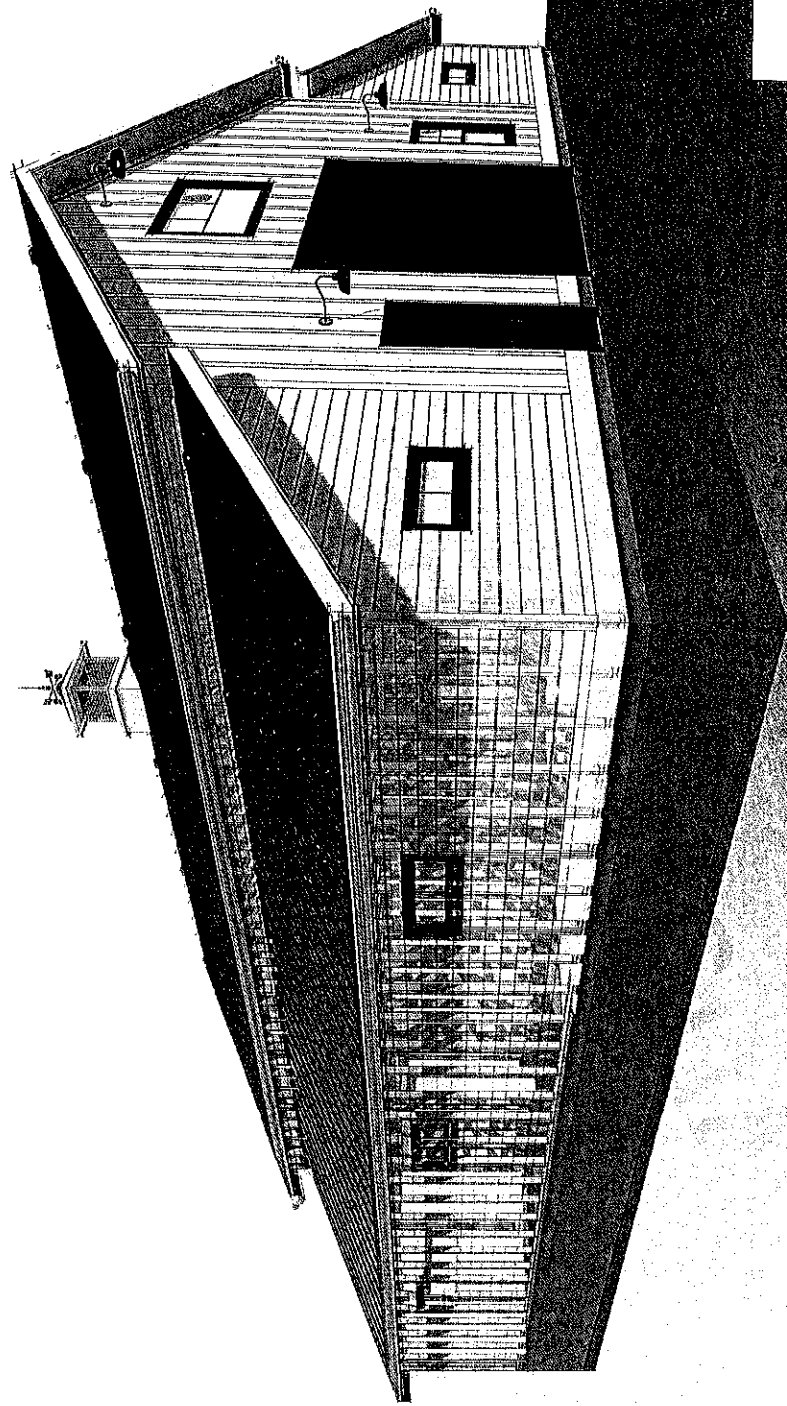
Revisions

Proposed Accessory Building For: Steven & Leslie Gadd

Sage Lot 9

Plan Index

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A-7	Interior Elevations
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A-10	Detail Views
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A-99	Detail Views
A-100	Detail Views



Summary Schedule

Item	Quantity
TOTAL	100
COUNT AREA	100
LOFT AREA	100
LOFT SIDE STORAGE	100
BATH	100

Plan #G-3360

Deferred Submittal Items

The following items are deferred for submittal at the time of construction. The owner is responsible for obtaining the necessary permits and approvals for these items. The architect is not responsible for the design or construction of these items.

- Decking (if applicable)
- Landscaping (if applicable)
- Site Lighting (if applicable)
- Security System (if applicable)
- Fire Alarm System (if applicable)
- Gas Piping (if applicable)
- Water Piping (if applicable)
- Drainage System (if applicable)
- Foundation (if applicable)
- Roofing (if applicable)
- Exterior Finishes (if applicable)
- Interior Finishes (if applicable)
- Flooring (if applicable)
- Paint (if applicable)
- Hardware (if applicable)
- Fixtures (if applicable)
- Appliances (if applicable)
- Electrical (if applicable)
- Plumbing (if applicable)
- Mechanical (if applicable)
- Structural (if applicable)
- Foundation (if applicable)
- Roofing (if applicable)
- Exterior Finishes (if applicable)
- Interior Finishes (if applicable)
- Flooring (if applicable)
- Paint (if applicable)
- Hardware (if applicable)
- Fixtures (if applicable)
- Appliances (if applicable)
- Electrical (if applicable)
- Plumbing (if applicable)
- Mechanical (if applicable)
- Structural (if applicable)

Structural Engineer
J. J. Gadd
J. J. Gadd & Associates
404 South 1000 East, Suite 100
Salt Lake City, UT 84143
Phone: (801) 555-1234
Fax: (801) 555-1235
Email: jgadd@jjgadd.com

Steven & Leslie Gadd
Project Overview
The Single Residence Lot 9
404 South 1000 East, Suite 100
Salt Lake City, Utah, 84143
Project #G-3360

design loft
801-292-9116
www.designloft.com

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Revisions



LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

Paul
\$150

Tax ID # 21170009

Address of Structure 484 S. 7900 E. Sage Lot 9

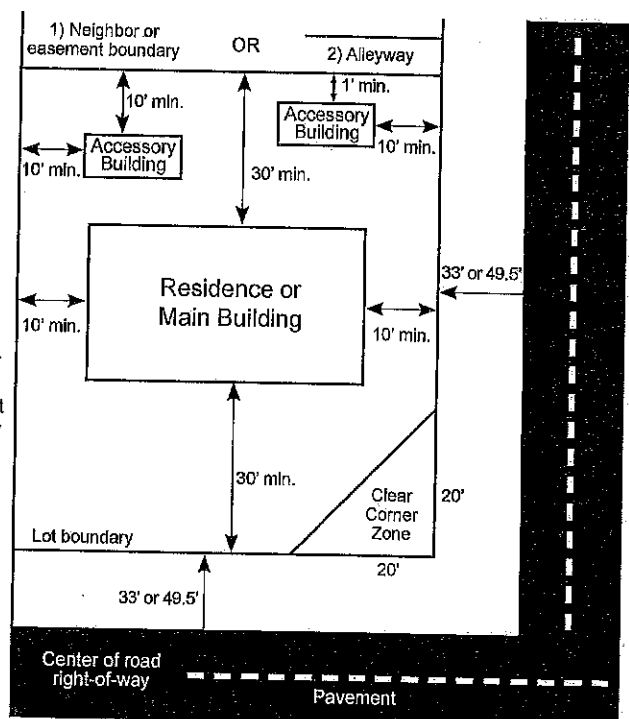
Name & Address of Owner/Owners Grady

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 6-25-2024

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: NONE

Huntsville Town Residential Zone Setbacks



Huntsville Planning Commission Chairman

Property Owner Signature

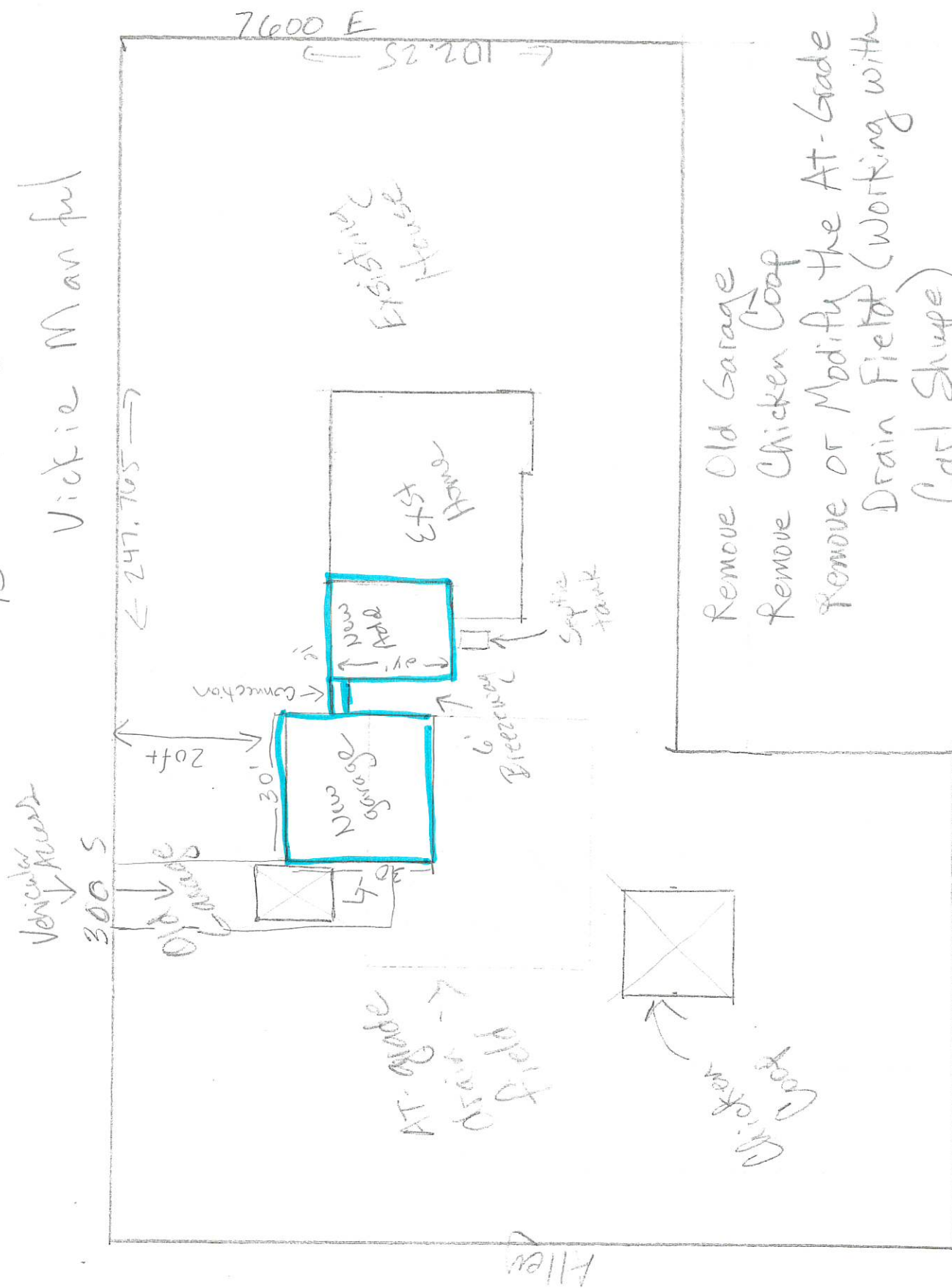
"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

7583 W. 3035.

Vickie Masfud

TC minutes 6.25.26
A Hen #5



Remove Old Garage
Remove Chicken Coop

Remove Chicken Coop

Remove or Modify the At-Grade Drain Field (Working with

Carl Shupe

Add 21' x 24' addition to West side of house

Add 30' x 30' garage w/ breezeway



LAND USE PERMIT

Huntsville Town Building Inspection
7309 E. 200 S.
P.O. Box 267, Huntsville, UT 84317
(801) 745-3420

Tax ID # 2401000 11

Address of Structure 7583 E. 300 N.

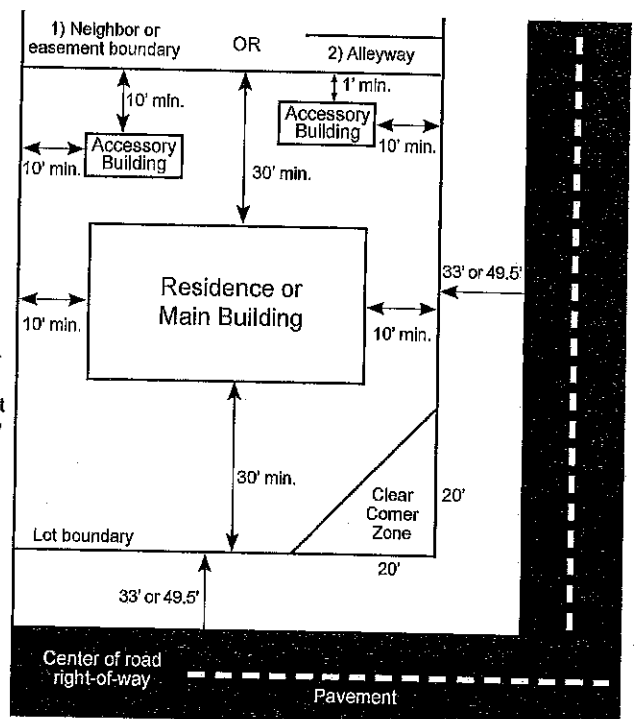
Name & Address of Owner/Owners Manful - Accessory Building + addition

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10.25.2020

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Frontage on 7600 E.
20 ft setback from 300 S.

Huntsville Town Residential Zone Setbacks



Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

15.9 COMMERCIAL ZONE C-2

Commercial Hwy

15.9.1 Purpose

The purpose of the Commercial Zone C-2 is to provide for a more flexible commercial area within Huntsville's existing town commercial zones that can accommodate a broader range of commercial and mixed-use development, greater traffic and parking demand, and more modern site planning than the C-1 zone, while still remaining compatible with the scale, character, Western mountain architecture, and mountain setting of the Town. (The C-2 zone is intended to support commercial activity, services, and appropriately scaled mixed-use development in a manner that remains pedestrian-accessible, connected to the Historic Core) and consistent with Huntsville's goal of containing commercial growth within its ^{target} existing zoned areas rather than expanding commercial development into new parts of Town. The zone is intended to support year-round economic activity, visitor-serving uses, and local-serving businesses that strengthen the Town's long-term financial resilience.

15.9.2 Use Regulations

- A. Uses in the C-2 zone shall be limited to those that support a flexible commercial environment compatible with Huntsville's scale, character, and mountain setting while remaining pedestrian-accessible and connected to the Historic Core.
- B. Uses that are primarily storage-oriented, industrial in character, transient in occupancy, incompatible with pedestrian accessibility, or inconsistent with the purpose of the C-2 zone shall be prohibited or allowed only upon conditional review where specifically identified in this chapter. Buildings in the C-2 zone, and the ground floor of mixed-use buildings in the C-2 zone must be occupied by an active, commercial use.
- C. All uses not specifically listed as permitted or conditionally permitted in the C-2 zone shall be prohibited unless otherwise authorized by the Town through an applicable review process established by this Title.
- D. All principal commercial, residential, and mixed-use uses in the C-2 zone

shall be conducted within permanent, code-compliant buildings unless expressly allowed otherwise by this chapter for temporary events or approved temporary activities.

E. Short-term rentals, vacation rentals, transient lodging of less than 90 days, and similar short-term occupancy are prohibited in all buildings and units in the C-2 zone.

15.9.3 Permitted and Conditionally Permitted Uses Within the Commercial Zone (C-2)

Uses in the C-2 zone shall be as set forth in Table 15.9.4. Uses identified as permitted are allowed subject to compliance with the standards of this chapter. Uses identified as conditional uses may be approved only upon a finding that the proposed use remains compatible with the purpose of the C-2 zone and with all applicable conditional use standards of this Title. Uses not specifically listed may be determined by the Town Council to be substantially similar to permitted or conditional uses where consistent with the purpose of the C-2 zone.

15.9.4 Table of Permitted and Conditionally Permitted Uses

Use	Status	Notes
Retail sales	P	Must be conducted within a permanent building <i>208-uff</i>
Professional office	P	Includes administrative, business, medical, counseling, and similar office uses
Co-working/shared workspace	P	Such as shared office space
Personal service use	P	Includes barber, salon, wellness, fitness, recreation and similar service uses
Artisan studio, gallery, craft, or maker space	P	Small-scale commercial/artisan uses
Restaurant, café, bakery, deli	P	Subject to applicable parking, lighting, noise, and operational standards
Outdoor seating accessory to restaurant/ café	C	Subject to Section 15.9.14
Large restaurant with or without a liquor license	C	Subject to parking, traffic, lighting, noise, and operational review
Tavern / bar	C	Only two permitted in the C-2 Zone subject to compatibility, parking, lighting, noise, hours of operation, and operational review
Day care / educational / tutoring use	P	Subject to traffic, parking, pedestrian, and site-design standards
Civic or community-serving use	P	Public or community-serving uses compatible with the district
Farmers market / seasonal market	C	Subject to temporary-use, event, parking, traffic, and operational

standards		
Mixed-use development	P	Subject to Section 15.9.5
Residential unit as part of mixed-use only	P	Must be attached, above, behind, or subordinate to commercial frontage
Single-family residential as a stand-alone use	N	Prohibited in C-2
Multifamily residential as a stand-alone use	N	Prohibited in C-2
Ground-floor residential on primary street frontage	N	Prohibited
Bed and breakfast / inn	N	Prohibited
Hotel / motel / transient lodging	N	Prohibited

Use	Status	Notes
Short-term rental / vacation rental	N	Prohibited
Religious assembly	C	
Drive-through use	N	Prohibited
Gas station / fuel sales	C	Must be on highway, have screened fueling areas, and meet all standards of this chapter
Auto repair / body shop / vehicle service	N	Prohibited
Vehicle sales / rental	N	Prohibited
Outdoor storage / storage yard	N	Prohibited
Contractor yard / heavy service use	N	Prohibited
Warehousing / distribution	N	Prohibited
Industrial / manufacturing use	N	Prohibited, except as otherwise included under permitted artisan or maker uses
Temporary, portable, membrane-covered, or tent-like principal building	N	Prohibited except for approved temporary events
Special event / temporary commercial event	C	Subject to special events permit requirements
Nightclub / late-night entertainment venue	N	Prohibited

**how to get approval?*

P = Permitted

C = Conditional

N = Prohibited

15.9.5 Mixed-Use Standards

A. Mixed-use development is permitted in the C-2 zone only where designed to preserve a meaningful commercial presence and maintain the commercial character of the district.

B. Commercial and residential are the only uses permitted in a mixed-use development. Commercial space combined with residential space is permitted as a mixed-use property. No other mixed-use combinations are permitted.

- C. Commercial uses shall be located on the ground floor. Residential uses shall be attached and be located above or otherwise subordinate to the commercial frontage. Ground floor commercial shall occupy at least 60% of the building frontage, measured as linear frontage along the primary street or front access, and be designed and constructed for occupancy by commercial tenants, not residential conversion.
- D. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. In such arrangements a mandatory owners association or a homeowner's association (HOA) shall manage the building and the cost allocation. Mixed-use projects proposing separate ownership of residential units and commercial spaces shall comply with applicable subdivision and condominium platting requirements under Utah law. Approval of mixed-use projects shall not by itself authorize separate conveyance of units or commercial spaces unless the project has been platted or otherwise approved in accordance with applicable subdivision regulations.
- E. **Residential Density Limits** Residential density will be graduated based on size of parcel as stated below:
- No residential units for parcels smaller than 0.12 acres
 - For parcels **up to 0.25 acres in size**: A maximum of 1 residential unit
 - For parcels between 0.25 and 0.5 acres in size allow up to 2 residential units.
 - For parcels **0.5 acres or larger**: A maximum of 2 residential units per quarter-acre (rounded down to the nearest quarter-acre).
- F. Each residential unit shall be provided with a two-car garage as part of the residential unit.
- G. Mixed-use development in the C-2 zone shall maintain a commercially oriented form and shall not be arranged so that minimal or token commercial space is used to satisfy the mixed-use requirement while the development functions primarily as residential use. Any mixed-use unit will have a minimum floor space of 50% commercial. Commercial space shall be constructed prior to or concurrently with residential units. Commercial space shall not be converted to residential use. A certificate of occupancy for residential units may be conditioned upon completion of commercial space.

- H. Residential units within mixed-use development shall be used only as single-family units and shall not be used for short-term rentals (less than 90 days), vacation rentals, transient lodging, or similar short-term occupancy. Stand-alone residential use is prohibited in the C-2 zone.
- I. Ground floor frontage may be occupied by office or service uses where the Town finds that such use maintains an active pedestrian-oriented frontage through entrances, windows, customer facing activity and hours of operation reasonably consistent with the Town.
- J. Ground-floor residential occupancy in a mixed-use building is prohibited. The ground floor must be occupied by an active, approved commercial use.
- K. Mixed-use development shall comply with all applicable provisions of this chapter, including frontage, parking, access, pedestrian connectivity, architectural, landscaping, screening, and operational standards.

15.9.6 Front Yard Regulations / Build-to Requirements

- A. Buildings in the C-2 zone must be a minimum of 30 feet from property line.
(This is up for discussion. It may be deleted. Are we overregulating a commercial development. Will the parking and traffic standards take care of this? We do not want to limit a good site plan for a mixed-use development.)
- B. Primary building entrances shall face the street on which the property fronts, except where the Town finds that an alternative orientation better supports site design, pedestrian circulation, or compatibility with adjacent development.
- C. Front-yard setbacks in the C-2 zone may be more flexible than in C-1, but buildings shall not be set so far back that parking becomes the dominant visual feature of the frontage.
- D. Off-street parking, where provided, shall be located to the side or rear of the principal building where feasible. Front-yard parking may be allowed only where site design, access, or circulation makes a reasonable alternative impractical, and any such parking shall be limited and screened in accordance

with this chapter. All parking calculations and layouts shall account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

E. Development in the C-2 zone shall maintain a clear and safe pedestrian relationship between the public street, building entrances, and parking areas.

F. Site planning in the C-2 zone shall avoid highway-commercial design patterns that disconnect buildings from the street or from pedestrian circulation toward the Historic Core.

15.9.7 Side Yard Regulations

A. Side yard regulations in the C-2 will require a 10-foot setback for all buildings from the property line and shall be applied in a manner that supports compatible building spacing, pedestrian accessibility, service efficiency, and appropriate transitions to adjacent properties.

B. On undeveloped C-2 lots side-yard design shall allow for building articulation, pedestrian access, screening, landscaping, and appropriate separation from adjacent uses while maintaining an efficient commercial site layout.

C. Where a C-2 property abuts a residential zone, side-yard setbacks will be a minimum of ten (10) feet. Screening, buffering, and related mitigation measures may be increased as necessary to provide a compatible transition and to reduce impacts related to building scale, service functions, lighting, parking, traffic, or noise.

D. Where access, parking, service, loading, or utility areas are located along a side yard, such areas shall be screened or designed to minimize visual and operational impacts on adjacent properties and public streets.

E. Side-yard design in the C-2 zone shall not be arranged in a manner that creates unnecessary curb cuts, interrupts pedestrian circulation, or shifts site impacts toward the Historic Core.

15.9.8 Rear Yard Regulations

A. Rear yard regulations in the C-2 zone will require a ten (10) foot setback from the property line for all buildings and shall be applied in a manner that

supports compatible transitions, service efficiency, screening, buffering, and overall site functionality.

B. Where a C-2 property abuts a residential zone, setbacks will be a minimum of ten (10) feet. Screening, buffering, or other mitigation measures may be required to reduce impacts related to building scale, lighting, noise, service functions, parking, traffic, or operational activity.

C. Rear yards shall be the preferred location for service areas, refuse and recycling areas, loading areas, mechanical equipment, and similar operational features where feasible; provided, however, that such areas shall be screened and arranged to minimize impacts on adjacent properties and public streets.

D. Rear-yard areas used for parking, service, loading, refuse, utilities, or mechanical equipment shall be screened in accordance with this chapter.

E. Rear-yard design in the C-2 zone shall provide appropriate access, service functions, screening, and pedestrian circulation without undermining the commercial character or pedestrian accessibility of the site.

¹² **15.9.9 Height and Story Regulations**

A. No building or structure in the C-2 zone shall exceed thirty-five (35) feet in height. *→ More detail*

B. No building or structure in the C-2 zone shall exceed two (2) stories.

C. No additional height or stories beyond the limits set forth in this section shall be permitted through mixed-use design, roof form, architectural features, or any similar method.

D. Buildings in the C-2 zone shall be designed so that height, stories, and building mass remain compatible with Huntsville's scale and do not create an overbuilt or overly urban form inconsistent with the Town's character.

E. Residential units within mixed-use buildings shall be located above or otherwise subordinate to the ground-floor commercial frontage and shall not diminish the commercial character of the primary street frontage.

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15.9.10 Coverage Regulations

- A. Maximum lot coverage in the C-2 zone shall not exceed fifty percent (50%).
- B. The maximum lot coverage established in this section shall apply to all principal buildings, accessory buildings, and other covered structures, except as otherwise provided by this Title.
- C. Compliance with the maximum lot coverage requirement shall not relieve any development from meeting the applicable standards of this chapter related to frontage, access, pedestrian connectivity, parking, landscaping, screening, drainage, buffering, or other site-design requirements.
- D. The distinction between C-2 development and development within C-1 and the Historic Core shall be achieved through building footprint, frontage, parking, access, pedestrian connections, landscaping, screening, and design standards rather than through differing lot-coverage allowances.

15.9.11 **15.10 Architectural, Facade, Landscape and Screening Standards**

Design guidelines

A. Purpose. Buildings, frontage improvements, landscaping, and screening within the C-2 zone shall be designed to complement Huntsville's scale, mountain setting, with Western American mountain architecture (such as Victorian, colonial, log mountain lodges, modern ranch with pitched roofs), and overall small-town character while allowing more flexibility in building size, parking, and site planning than the C-1 zone. (Western Mountain Architectural) buildings shall consist of permanent rectilinear structures. *Not rammed ??*

B. Pedestrian Scale and Building Massing.

1. Buildings shall be designed to maintain pedestrian scale through variations in wall planes, materials, facade elements, pitched roof forms, and other architectural features.
2. Larger buildings shall be designed to appear as smaller building components rather than one monolithic structure.
3. Street-facing facades shall be articulated to reduce apparent mass and to maintain a pedestrian-accessible commercial character.

** architectural design
guidelines
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C. Street-Facing Entrances and Frontage.

1. Primary building entrances shall be visible from and oriented toward the street or a clearly defined pedestrian route.
2. Street-facing facades shall include pedestrian-oriented design features such as storefront windows, covered entrances, awnings, canopies, overhangs, or similar elements.
3. Frontages shall be designed to avoid blank, vehicle-dominated, or storage-like street edges.

D. Facade Articulation and Continuity.

1. Larger street-facing facades shall be divided into smaller architectural bays or storefront modules through changes in plane, materials, roofline, window pattern, or other facade elements.
2. Development in the C-2 zone shall remain visually compatible with Huntsville's commercial areas and shall avoid long, unbroken walls or flat, undifferentiated facades.

E. Transparency and Blank Walls.

1. Street-facing ground-floor facades shall include a minimum of 50% transparent windows between 2 and 10 feet above grade or similar openings sufficient to support an active and pedestrian-accessible commercial frontage.
2. Blank walls on primary street-facing facades are prohibited.

F. Materials.

1. Exterior materials shall be durable, high-quality, and compatible with Huntsville's mountain and small-town character.
2. Metal may be used where integrated with other compatible materials and where it contributes to a durable, high-quality design.
3. Low-quality faux materials, such as vinyl and aluminum siding, exterior stucco (EIFS), and unadorned concrete block (CMU) facades are prohibited. Only natural or high-quality simulated stone, brick, wood siding, and board-and-batten are permitted.
4. Fire-resistant and climate-appropriate materials may be used where compatible with the district.

G. Roof Forms and Weather Protection

1. Roofs shall be designed to complement Huntsville's mountain setting and commercial character. Pitched, hipped, or similarly compatible roof forms are encouraged.

2. Roof overhangs, canopies, covered entries, and similar weather-protection features are encouraged.
3. Roofs, canopies, balconies, and related features shall be designed to prevent snow and ice from shedding directly onto pedestrian walkways, entries, or adjacent properties.
4. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site.
5. Metal roofs shall be painted or of a non-reflective nature.
6. Shingled roofs shall be composed of at least a 40-year guaranteed quality and must be architectural/laminated shingles or simulated wood shakes. Standard 3-tab shingles are prohibited.

H. Colors.

1. Exterior colors shall be muted, natural, or earth-toned and shall be compatible with the surrounding district.
2. Harshly contrasted, fluorescent, luminescent, day-glow, or similarly intense colors are prohibited as principal exterior colors, except for limited accent use approved by the Town.

I. Landscaping.

1. Landscaping in the C-2 zone shall support pedestrian activity, soften the appearance of buildings and parking areas, and complement the character of the district.
2. Landscaping shall be required and shall be integrated into site design and shall not be used to justify disconnected, highway-commercial site layouts.
3. Street trees, planting areas, parking-lot landscaping, and landscape edges may be required where appropriate to soften larger lots and parking areas.

J. Screening.

1. Refuse and recycling areas, service areas, loading areas, utilities, ground-mounted mechanical equipment, and similar features shall be screened from public streets and adjacent properties.
2. Screening shall be integrated into site and building design and shall use materials, walls, fencing, landscaping, or combinations thereof compatible with the district. No vinyl or chain-link fencing permitted.
3. Parking areas visible from the street shall be limited and screened in accordance with this chapter.

K. Transition Toward the Historic Core. Development in the C-2 zone shall be designed to remain visually and functionally connected to the Town Historic Core. Buildings, site design, pedestrian routes, materials, and frontage treatment shall avoid creating an isolated or strip-commercial pattern disconnected from the rest of the Town.

L. Prohibited and Discouraged Design Features. The following are prohibited or strongly discouraged in the C-2 zone:

1. Blank street-facing facades;
2. Large monolithic building walls without articulation;
3. Parking-dominated frontage;
4. Harsh fluorescent or day-glow exterior colors;
5. Low-quality faux materials;
6. Highway-commercial facade and site-design patterns inconsistent with Huntsville's character.

15.11 Parking and Shared Parking Standards

A. Purpose. Parking within the C-2 zone shall be designed and managed to accommodate a greater level of traffic, parking demand and site flexibility than the C-1 zone, while maintaining pedestrian accessibility, visual compatibility, and connection to the Historic Core. All parking calculations and layouts shall account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

B. General Parking Approach.

1. On-site parking is generally expected in the C-2 zone.
2. Parking shall be designed so that it supports commercial activity without overwhelming frontage, pedestrian circulation, or the character of the district.
3. Shared parking, off-site parking, and flexible parking arrangements are encouraged where they reduce unnecessary paving and support efficient site design.
4. All parking calculations and layouts must account for ADA-accessible/handicap spaces to ensure universal pedestrian accessibility.

C. Parking Location.

1. Parking shall be located to the side or rear of the principal building where feasible.

2. Front-yard parking may be allowed where site design, circulation, or access makes a reasonable alternative impractical, provided such parking is limited, screened, and integrated with pedestrian access.
3. No development in the C-2 zone shall be arranged so that parking becomes the sole or dominant visual feature of the street frontage.
4. Residential in the C-2 zone will provide an attached 2-car garage behind each residential unit.

D. Shared Parking.

1. Shared parking may be approved within the C-2 zone where the applicant demonstrates that peak parking demand will be accommodated.
2. Mixed-use developments may qualify for reduced parking where the applicant demonstrates that the parking demands of different uses are complementary in time or intensity.
3. Shared parking arrangements shall be documented in a form acceptable to the Town.

E. Off-Site Parking. Off-site parking may be approved where the Town finds that the location, walking distance, pedestrian safety, and long-term availability of such parking adequately serve the proposed use and are compatible with the district.

F. Parking Design and Screening.

1. Parking areas shall provide safe pedestrian access from parking areas to building entrances.
2. Landscaping, low walls, fencing, or similar screening elements may be required to soften the visual impact of parking and maintain the character of the district.
3. Larger parking areas shall include pedestrian routes and internal landscaping sufficient to break up paved areas and improve safety and appearance.

G. Relationship to Access Standards. Parking layout and circulation shall comply with Section 15.9.13 and shall be designed to avoid shifting traffic and parking impacts onto inner town streets serving the Historic Core.

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15.12 Access, Traffic Flow and Pedestrian Connectivity

A. Purpose. Access, circulation, and pedestrian connectivity within the C-2

zone shall be designed to accommodate greater traffic and parking demand while maintaining safe pedestrian movement, protecting the Historic Core from unnecessary traffic intrusion, and ensuring that development remains connected to the Town's overall walkable commercial pattern.

B. General Standards.

1. Site design shall provide safe and logical circulation for pedestrians, vehicles, parking access, and service access.
2. Access and circulation patterns shall be coordinated with the commercial character of the C-2 zone and shall avoid site layouts that create unnecessary conflicts between vehicles and pedestrians.
3. Pedestrian movement shall be integrated into site design and shall not be subordinate solely to vehicle movement.

C. Main-Road Access.

1. For undeveloped lots in the C-2 zone, primary vehicular access, parking access, and service access shall be taken from the main road or other higher-capacity street where feasible.
2. Inner town streets serving the Historic Core shall not be used as the primary access for undeveloped C-2 lots where reasonable access from the main road or other higher-capacity street is available.
3. Site planning shall be arranged to reduce traffic intrusion into the Historic Core and to maintain the functional distinction between the more flexible C-2 area and the more pedestrian-oriented town core.

D. Shared Access and Curb Cuts.

1. Shared access points, coordinated site circulation, and cross-access between compatible properties are encouraged where feasible to reduce curb cuts and improve traffic flow.
2. Curb cuts shall be minimized to the extent practicable, particularly where they would interrupt pedestrian movement or shift parking circulation impacts toward the Historic Core.

E. Pedestrian Connectivity.

1. Undeveloped C-2 lots shall provide sidewalks, pathways, or other safe pedestrian connections from parking areas and building entrances to the public street.
2. Site design shall, where applicable, provide pedestrian connections toward the

Historic Core and adjacent commercial areas.

3. Pedestrian walkways shall be clearly identifiable, reasonably direct, and designed to connect building entrances, parking areas, and public sidewalks or pathways in a safe and convenient manner.

F. Protection of the Historic Core.

1. Access and circulation design in the C-2 zone shall not direct unnecessary commercial traffic, parking circulation, or service activity onto inner town streets serving the Historic Core.

2. The Town may require modifications to access location, curb cuts, circulation patterns, or pedestrian routes where necessary to preserve the safety, walkability, and character of the Historic Core.

G. Service and Operational Access. Service, loading, refuse, and utility access shall be located and designed to minimize conflicts with pedestrians, reduce visual impacts, and avoid unnecessary disruption to streets and frontages serving the broader town center.

15.12.1 Lighting, Noise, Outdoor Activity and Special Events

A. Purpose. Lighting, noise, outdoor activity, and special events within the C-2 zone shall be managed in a manner that supports commercial activity, accommodates greater traffic and parking demand than C-1, protects nearby properties, and maintains compatibility with Huntsville's small-town setting, dark-sky standards, and connection to the Historic Core.

B. Lighting.

1. All development in the C-2 zone shall comply with the Town's lighting ordinance and Dark Sky principles.

2. Lighting in the C-2 zone shall be fully shielded and designed to minimize glare, light spill, and excessive brightness.

3. Lighting shall be directed downward and located so as to protect adjacent properties, public streets, and the night sky.

4. Lighting for parking areas, vehicle circulation, storefronts, entrances, walkways, and pedestrian areas shall provide safety and visibility without creating an excessive highway-commercial lighting character.

5. Lighting on sites adjacent to or visually connected with the Historic Core may be subject to additional conditions where necessary to protect pedestrian comfort and compatibility.

C. Noise and Operational Compatibility.

1. Uses within the C-2 zone shall be operated to minimize adverse noise impacts on adjoining properties, public streets, and areas connected to the broader town center.
2. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity must be conducted between the hours of 8 AM and 10 PM. Mechanical equipment, loading and service functions, and other operational features shall be limited, screened, timed, or conditioned as necessary to maintain compatibility with surrounding uses and the purpose of the district.
3. Mechanical equipment, refuse collection activity, deliveries, and service operations shall be located and managed to reduce noise and disruption to nearby properties and pedestrian areas.
4. Standards and conditions may be more restrictive where a C-2 property is adjacent to residential uses or where impacts may affect the Historic Core.

D. Outdoor Activity and Outdoor Seating.

1. Outdoor seating, dining, gathering, market activity, or similar outdoor commercial activity may be permitted where it remains compatible with surrounding uses and the character of the district, and is only permitted between the hours of 8 AM and 10 PM.
2. The Town may require review of outdoor activity with respect to hours of operation, location, pedestrian circulation, waste management, lighting, noise, traffic, and parking impacts.
3. Outdoor activity shall not obstruct pedestrian walkways, interfere with safe circulation, or create unreasonable impacts on adjacent properties or streets.
4. Outdoor activity within the C-2 zone shall be arranged so as not to push overflow parking, traffic, or event activity toward the Historic Core.

E. Special Events Permit Required.

1. Any event, gathering, or temporary activity in the C-2 zone that exceeds the normal approved occupancy, parking capacity, site capacity, or operational characteristics of the use or property shall require a special events permit.
2. A special events permit may also be required for events involving amplified sound, temporary structures, vendors, extended hours, overflow parking, traffic control, outdoor lighting, or other impacts on surrounding properties or the public right-of-way.

3. In reviewing a special events permit, the Town may consider traffic, parking, pedestrian safety, lighting, noise, sanitation, hours of operation, compatibility with adjacent uses, and impacts on nearby residential areas and the Historic Core.

F. Temporary Structures Associated with Events. Temporary tents, canopies, vendor structures, and similar temporary event-related features may be allowed only in connection with an approved temporary activity or special event and shall not be used as permanent or principal buildings in the C-2 zone.

^{9.10}
15.12.2 Transition to Historic Core

A. Development within the C-2 zone shall be designed to remain visually and functionally connected to the Historic Core through pedestrian routes, building placement, frontage treatment, materials, and overall site design.

B. Development on C-2 lots shall not create strip-commercial patterns, excessive curb cuts, parking-dominated frontage, or traffic circulation patterns that undermine the walkability or character of the Historic Core.

C. The Town may require additional buffering, pedestrian improvements, access modifications, screening, lighting controls, or design adjustments on C-2 lots where necessary to provide a compatible transition toward the Historic Core or nearby residential uses.

**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 15th of January 2026, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on the 15th of January, 2026;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held a public meeting on the 22nd 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:

**CHAPTER 15.14
RECREATION ZONE (RC)**

Sections:

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 facilities 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 private 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. "Commercial Use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
- D. "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.

- E. "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.
- F. "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.
- G. "Private" means for use by the club members, member friends, and guests.
- H. "Public" means general public who, are not members of the organization or club.
- I. "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.
- J. "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.

15.14.030 Permitted Use

- A. Bike Paths
- B. Private Parks and Facilities subject to the Special Use Regulations.
- C. Outdoor Recreation

15.14.040 Conditional Use
None

15.14.050 Special Regulations.

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

- A. Any Private Recreation Facility is subject to a Development Agreement adopted separately by Ordinance.
- B. The required yard space shall be kept free of debris, refuse or other inflammable material which may create a fire hazard.
- C. This zone is not available for use by the general or paying public.
- D. Usage of the premises is limited to Members, Guests and Staff of the Private Club which owns a building or property or portion thereof.
- E. Subletting or leasing is not permitted.
- F. 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.
- G. 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 22nd 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:_____