

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

MEETING DATE: July 23th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:00 p.m.

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

Citizens:

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

2- Approval of Minutes from Work Session on June 8th 2026
(See Attachment #1)

PCM Ahlstrom motioned to approve the minutes from June 8th 2026. PCM Vander Toolen 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>	

3- Approval of Minutes from Work Session on July 9th 2026
(See Attachment #2)

PCM Poulter motioned to approve the amended minutes from July 9th 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>	

4-Approval of minutes for Planning Commission meeting June 25th 2026
(See Attachment #3)

PCM Poulter motioned to approve the amended minutes from June 25th 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- Public Comment There was none

6- Discussion and/or action on recommendation for approval for Conditional Use Permit(CUP) for Jim Scheinberg, 7355 E 200 S, Parcel #240110026 (See Attachment #4)

Jim Scheinberg was present to explain the intent of the CUP as well as the operations that he has planned. He gave the PC a rundown of the prospective project. He was questioned about security and fire requirements. The project as proposed and stated will be low impact to the Town with limited activity onsite. Chairmen Larsen questioned the proposed bottling activity as described in the CUP. Jim stated that there are currently no plans to bottle but they wanted to leave that open for the possibility for minimal bottling in the future.

PCM Vander Toolen brought up the concern that this CUP might not alight with wording on the code that requires commercial operations. Chairman Larsen had further concerns about the bottling activity. Jim Spoke to this concern, explaining his intent and expanding on what they anticipate. Bottling was stated to be minimum and by hand, no machine bottling.

Chairman Larsen motioned to approve the Land Use Permit for recommendation for approval for Conditional Use Permit(CUP) for Jim Scheinberg/ski Town ventures, 7355 E

200 S, Parcel #240110026, with limited blending and the condition that only hand bottling is allowed. 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:	

7-Discussion and/or action of Land Use Permit- adjustment for Sorensen Pool, 469 S 7500 E, Parcel # 240190036 (See Attachment #5)

The drain field and septic were discussed. The PC had concerns with any interference with the landscaping and the septic drainfield. Overall there was no issue with the setbacks.

Chairman Larsen motioned to approve the Land Use Permit for Sorensen Pool, 469 S 7500 E, Parcel # 240190036, with the condition that the property owner confirm that the pool and hardscape will be in compliance with Weber Morgan health dept, as far as meeting all requirements for the septic system. PCM Vandertoolen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

8- Discussion and/or action on Land Use Permit for Osthed New home Build and Accessory Building, Parcel # 240140053 (See attachment #6)

Adam Osthed was preset to speak on behalf of this project. They are planning on building a Home, a separate structure for an office space and entertaining, he stated there will be a bathroom, but no living. They are also planning a boat garage closer to the main road for accessibility. The Planning Commission agreed that the site plan meets all required setbacks.

The PC commented that the max height can be no more than 35 feet from natural grade

PCM Vandertoolen motioned to approve the Land Use Permit for Osthed new home build and Accessory Building, Parcel # 240140053. PCM Keeney seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

9- Discussion and/or action of Land Use Permit 9) Discussion and/or action on Land Use Permit for Shannon New home build, 340 S 7700 E., Parcel #240190036 (See Attachment #7)

Jared Shannon was present to speak on behalf of their project. There are currently 2 structures on the property that the Shannon's will be building on, they will be keeping those structures for now. Setbacks were approved. Max height if 35 per code was discussed.

PCM Ahlstrom motion to approve the Land Use Permit for Shannon New home build, 340 S 7700 E., Parcel #240190036. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

10- Discussion on C1- Zone mixed Use

PCM mentioned that the PC might want to restrict packaging in the Zone. Chairman Larsen commented on the current restriction on the businesses in the mixed use Zone. Other PC members agreed that too many restriction on business might not be beneficial to the development.

Outdoor seating, drive throughs and other uses were discussed were discussed.

11- Sandy's TC Updates

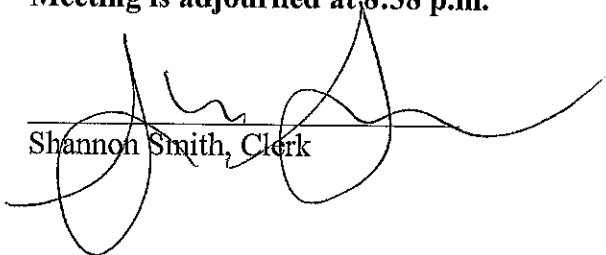
Sandy was not present

12-Chairman's Remarks. Chairman Larsen thanks the PC for their work. And his hope is to create healthy business and community with the work the PC is doing on the mixed use.

13-Motion to adjourn.

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

Meeting is adjourned at 8:38 p.m.



Shannon Smith, Clerk

**MINUTES OF THE HUNTSVILLE TOWN
Planning Commission Work Session**

MEETING DATE: June 8th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 10:00 a.m.

NAME	TITLE	STATUS
Jeff Larsen	PC Chairman	Present
Liz Poulter	Planning Commissioner	Present
Brent Ahlstrom	Planning Commissioner	Present
Will VanderToolen	Planning Commissioner	Zoom
Jeff Keeney	Planning Commissioner	Present
Sandy Hunter	Town Council Member	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Tommy Christie, Jim Truett

Meeting was called to discuss the C2 Zone and mixed use. Tommy Christy spoke about the non profit organization that the Town has set up, as well as the business association that the Town is organizing, and the ongoing vision committee. The current idea the Town has been looking at is mixed use.

The vision is interested in getting mixed use in the C2 Zone. If it is approved for the C2 Zone there is interest of the vision committee to then add a more restrictive Mixed use to the C1 Zone. A requirement if the property being eligible for mixed use on the C1 Zone would be that it has been established in that Zone as of December 2025. Tommy commented that the committee also desires to restrict residential use in the C1 Zone.

Tommy references Dave Booth's property and Dave's desire to implement mixed use. Mixed use is being evaluated to help local businesses but also provide a revenue for the Town. There was some discussion on Town funds and budget as well as taxes.

Chairman Larsen questioned why instead of mixed use, why would the Town not do individual Development Agreements for the C2 Zone. There was several reasons why the vision committee thought that would not be the best idea.

Tommy went over the goals the vision committee has been leaning on when crafting the mixed use. He acknowledges the mixed use might have challenges getting passed but he believe this is a good start and that it will help revive the commercial aspect in town.

The background of the vision committee was questioned. The committee has been a mix of residents as well as business owners also including some Town representatives. The vision committee has been broken down into sub-committees to work on specific areas.

Density in the mixed use was discussed and adjusted. They feel like 4 residential units per acers was appropriate. The vision committee has looked at several Towns/ City's to craft the mixed use they are presenting.

The discussion on parking and garage space was discussed. Design guidelines were also discussed, the Planning commission spoke in support of consideration of round buildings. TCM Hunter spoke in support of architectural standards in the Commercial Zone. The Town also desires to keep commercial operations in the commercial Zone.

Tommy explained that the business are struggling in Town. A restaurant has been a desire of the community for quite some time. The vision committee would love to fill out the C1 Zone in town and create more synergy in the heart of the Town. This would create a vibrant commercial center and valuable revenue for the Town as well an services for the community.

Chairman Larsen made a motion to adjourn, PCM Poulter seconded.

Meeting is adjourned at 11:55 am

Shannon Smith, Clerk

DRAFT

**MINUTES OF THE HUNTSVILLE TOWN
Planning Commission Work Session**

MEETING DATE: ^{July} June 9th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 4:00pm ~~am~~

NAME	TITLE	STATUS
Jeff Larsen	PC Chairman	Present
Liz Poulter	Planning Commissioner	Present
Brent Ahlstrom	Planning Commissioner	Present
Will VanderToolen	Planning Commissioner	Zoom Present
Jeff Keeney	Planning Commissioner	Present
Sandy Hunter	Town Council Member	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Gina, Michelle Robinson

Meeting was called to discuss the C2 Zone and mixed use as well as C1 mixed use. Jeff outlined that the PC will discuss these two items today and the plan is that the PC will have a public hearing on these two items on the August meeting. The PC discussed the term 'Historic Core' as referenced in the C2 Zone. Rental period of the proposed 90 days, as opposed to 30 days as it states in the residential.

Special events were discussed. The PC was comfortable with the way it was defined in the proposed code. Some detail may still need to be added. The PC went through the Use Table, Sandy commented that it needed to be compared with what is in the current use table 15-1. The topic of density was reviewed. As well as percentage of living vs. commercial space. The thought was there needs to be adjustment to the current suggestion.

Frontage was discussed as well as setbacks. The PC discussed allowing distance between the buildings. Sandy suggested that the height wording match what is currently in the R1 Zone.

PCM Ahlstrom made a motion to adjourn, Chairman Larsen seconded.

^{6:03}
Meeting is adjourned at ~~11:55 pm~~

Shannon Smith, Clerk

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 not 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

DRAFT

copy

PC meeting 7-23-20
A Hen #4

HUNTSVILLE TOWN Filing Fee: \$450.00
CONDITIONAL USE PERMIT (CUP) APPLICATION

Project Information:	
Project Name: Low-Impact Bonded Barrel Storage & Aging Facility	
Project Use: Low-impact bonded storage, aging, limited blending, incidental handling, and potential future bottling of previously distilled spirits. No distillation, retail sales, tasting room, or public alcohol service.	
Project Address: 7355 E 200 S, Huntsville, Weber County, UT 84317	
Parcel ID Number: 246110026	
Applicant Information:	
Applicant Name: North Pier Fiduciary / Jim Scheinberg	
Applicant's Mailing Address: 9292 Kelley Dr. Huntsville UT 84317	
Email: jim.scheinberg@npier.com	
Property Owners Name: Ski Town Ventures LLC, / Jeff Hyde	
Owner's Mailing Address: 5778 E Elkhorn Dr. Eden UT 84310	
Owner's Phone: 801-540-9553	
Architect/Engineer's Name: N/A	
Architect/Engineer's Phone:	Email: N/A

These questions need to be answered when considering the proposed use.

PC meeting 7/23rd
TZ meeting 8/6

1. Days and Hours of Operation

Operations are expected to occur primarily during normal business hours, generally Monday through Saturday between approximately 8:00 a.m. and 5:00 p.m., with occasional activity outside those hours for deliveries, inspections, maintenance, or inventory management. The operation is not customer-facing and will not generate regular public traffic.

2. Describe the Proposed Use

The current property owner has entered into a Purchase and Sale Agreement with a prospective purchaser. As a condition of closing, the purchaser seeks confirmation that the Town is willing to consider a Conditional Use Permit for the proposed future use.

The proposed use is limited to approximately 900 square feet within the existing basement and consists of the secure bonded storage, aging, limited blending, incidental handling, and potential future bottling of previously distilled spirits under applicable federal, state, and local approvals. No distillation will occur on the premises.

The operation will not include a tasting room, retail alcohol sales, direct-to-consumer sales, public consumption, public events, public tours, or outdoor processing. The basement is expected to accommodate approximately 100 barrels at full capacity, with inventory

building gradually over time. The existing commercial tenant occupying the first and second floors will remain in place. The prospective purchaser may also seek approval for a small accessory storage building for equipment, business records, and other materials incidental to operation of the property. No alcohol will be stored or processed within that structure.

See attached Exhibit A – Supplemental Project Narrative for a more detailed description of the proposed use and operational characteristics.

3. Compatibility with Surrounding Properties

The proposed alcohol barrel storage and related operations are intended to be contained entirely within the existing basement and are expected to have minimal impact on neighboring properties. The use consists primarily of the secure storage and aging of sealed barrels together with limited incidental handling activities. Any accessory storage building, if approved and constructed, would be used solely for equipment, business records, and other materials incidental to operation of the property and would not contain alcohol or alcohol-related processing activities. The operation is expected to generate very little additional traffic and no material impacts related to noise, lighting, odor, or other operational characteristics. The proposed use is intended to complement the existing commercial character of the property while remaining compatible with the surrounding neighborhood and preserving the quiet character of the community.

4. Outside Noise, Smell or Waste Products

The proposed use is not expected to generate material outside noise, odors, smoke, vibration, or waste products. Operations consist primarily of the storage and aging of sealed barrels together with limited incidental handling activities. Normal sanitary wastewater associated with routine cleaning and building maintenance will be discharged through approved plumbing connections in accordance with applicable codes.

5. Building Changes

Minor interior improvements are anticipated, including secure bonded storage, barrel racking, stainless steel work surfaces, a commercial utility sink and floor drain, security and access-control systems, and any fire protection or fire suppression improvements required by applicable codes.

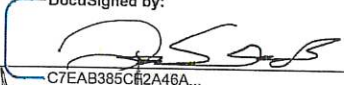
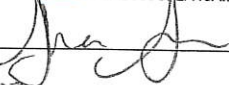
Minor exterior improvements may include security bars for basement windows, modifications to the existing railing to facilitate loading and unloading, and installation of a barrel lift, hoist, ramp, or similar material-handling equipment providing access to the basement.

6. Site Changes

No significant site changes are currently anticipated beyond those described in this application and illustrated in Exhibit B. Proposed improvements are expected to be limited to minor building modifications, a potential small accessory storage building, and limited site improvements necessary to safely accommodate the proposed use and comply with

applicable federal, state, and local requirements. A conceptual site plan is provided as Exhibit B.

Applicant understands that only uses in the Allowable Use Table 15-1 of Title 15 will be allowed, and the use identified in the business license permit application. I have read the application and hereby certify that the information is correct and that I understand that the Conditional Use approval is valid for one year from the approval date. If the use does not begin within one year, the approval is void.

DocuSigned by:
Applicant's Signature:  Date: 7/6/2026
C7EAB385C62A46A...
Plans accepted by:  Shannon Smith Date: 7/6/2024
Fee Paid: 450⁰⁰ Date: 7/6/2024

PROPERTY OWNER: JEFF P. HYDE

Signature: 

EXHIBIT A

Supplemental Project Narrative

Conditional Use Permit Application - Proposed Future Use (Pending Transfer of Ownership)

Property	7355 E 200 S, Huntsville, Weber County, UT 84317
Current Property Owner / Applicant	Ski Town Venture LLC
Prospective Purchaser / Proposed Future Operator	North Pier Fiduciary Management LLC (or an affiliated operating entity to be formed prior to closing)
Proposed Use	Low-impact bonded storage, aging, limited blending, incidental handling, and potential future bottling of previously distilled spirits
Primary Area of Use	Approximately 900 square feet within the existing basement

Prepared in support of the Conditional Use Permit Application for 7355 E 200 S, Huntsville, Utah

Purpose of Narrative

This supplemental narrative is submitted in support of the Conditional Use Permit application for the proposed future use of the property located at 7355 E 200 S in Huntsville, Utah. The current property owner has entered into a Purchase and Sale Agreement with a prospective purchaser. One condition of closing is confirmation that the Town is willing to consider approval of a Conditional Use Permit for the proposed future use described in this application.

If the Town determines that the proposed use is generally appropriate for the property, the prospective purchaser intends to complete the acquisition and work collaboratively with the Town through the Conditional Use Permit process, providing any additional information reasonably requested and obtaining all applicable federal, state, and local approvals before commencing operations.

Proposed Future Use

The proposed use is limited to approximately 900 square feet within the existing basement of the building. The proposed operation consists of the secure bonded storage, aging, limited blending, incidental handling, and potential future bottling of previously distilled spirits under all applicable federal, state, and local approvals.

No distillation will occur on the premises.

The proposed operation is intentionally modest in scale. The basement is expected to accommodate approximately 100 barrels at full capacity. Inventory is anticipated to build gradually over time, with approximately 20 barrels entering inventory annually and, once stabilized, a similar number being removed annually for off-site bottling or other lawful disposition. The physical size of the basement naturally limits the scale of the operation.

Excluded Uses

The proposed operation will not include:

- A tasting room
- Retail alcohol sales
- Direct-to-consumer sales
- Public consumption
- Public events
- Public tours
- Outdoor processing
- Exterior alcohol storage
- Public access to the bonded storage area

Existing Building Occupancy

The existing commercial tenant occupying the first and second floors is expected to remain in place under its existing lease. The proposed use is limited entirely to the basement and is intended to coexist with the existing tenancy.

Certain interior facilities, including restrooms and the kitchenette, may become common areas under future lease arrangements. This administrative change will not materially affect building occupancy, traffic, or operations, and no alcohol-related activities are proposed within those common areas.

Proposed Improvements

The prospective purchaser anticipates making improvements necessary to safely and securely accommodate the proposed use. Interior improvements are expected to include:

- Secure, bonded barrel storage area with controlled access
- Barrel racking and storage systems
- Stainless steel work tables for incidental handling activities
- Commercial utility sink and floor drain for cleaning and spill management
- Security and access-control systems
- Fire protection and/or fire suppression improvements as required by the Fire Marshal, Building Official, or other applicable authority

Minor exterior improvements may also be necessary to safely handle barrel movement and enhance security. These improvements may include security bars for basement windows, modifications to the existing exterior railing to provide secure loading access, and installation of a barrel lift, hoist, ramp, or similar material-handling equipment providing access to the basement.

All improvements will be designed to be compatible with the existing character and appearance of the property and will comply with applicable Town requirements.

Accessory Storage Building

The prospective purchaser may also seek approval for a small accessory storage building of approximately 180 to 300 square feet for the storage of equipment, business records, and other materials incidental to the operation of the property.

No alcohol will be stored, processed, blended, bottled, served, or consumed within the accessory structure.

Should such a building not be approved or constructed, the prospective purchaser may instead utilize an accessory storage structure that qualifies under applicable Town exemptions.

Whether constructed as a permitted accessory building or as an accessory storage structure qualifying under applicable Town exemptions, any such structure constructed by the prospective purchaser will be designed to complement the existing building and be compatible in quality, materials, scale, and architectural character with the property and the immediately surrounding buildings.

Proposed Future Operator

The proposed future operator is North Pier Fiduciary Management LLC, or an affiliated operating entity established prior to closing. North Pier was founded in 2008 and provides investment management and institutional consulting services to retirement plans, endowments, foundations, family offices, businesses, and private clients.

As part of its long-term investment activities, the prospective purchaser intends to acquire, securely store, age, and ultimately dispose of previously distilled spirits as a specialty investment asset. The proposed operation is intended to be a quiet, professionally managed commercial use that complements the prospective purchaser's existing business activities while generating minimal impact on neighboring properties and the Huntsville community.

Operational Characteristics

The proposed operation is expected to be one of the lowest-impact commercial uses within the Town. Operational characteristics include:

- No retail customers
- No public access
- Minimal deliveries and pickups
- Minimal employee/owner traffic
- No outdoor operations
- No significant noise
- No smoke
- No vibration
- No material odors
- No material waste
- No outdoor alcohol-related activities
- No late-night business activity

Operations are expected to occur infrequently, primarily during normal business hours, generally Monday through Saturday between approximately 8:00 a.m. and 6:00 p.m., with occasional activity outside those hours for deliveries, inspections, maintenance, or inventory management. The operation is not customer-facing and will not generate regular public traffic.

The proposed use is operationally similar to a secure specialty warehouse or inventory storage facility and is expected to generate substantially less activity than many other commercial uses permitted within the district.

Noise, Odor, Waste, and Other External Impacts

The proposed use is not expected to generate material outside noise, odors, smoke, vibration, or waste products. Operations consist primarily of the storage and aging of sealed barrels together with limited incidental handling activities. Normal sanitary wastewater associated with routine cleaning and building maintenance will be directed to the existing approved septic system and leach field, or otherwise handled in accordance with applicable health, building, and environmental codes.

Compatibility with Surrounding Properties

The proposed alcohol storage-related operations are intended to be contained entirely within the existing basement and are expected to have minimal impact on neighboring properties.

The use consists primarily of the secure storage and aging of sealed barrels together with limited incidental handling activities. Any accessory storage building, if approved and/or constructed, would be used solely for equipment, business records, and other materials incidental to operation of the property and would not contain alcohol or alcohol-related processing activities.

The prospective purchaser anticipates very little additional traffic and no material impacts related to noise, lighting, odor, or other operational characteristics. The proposed use is intended to complement the existing commercial character of the property while remaining compatible with the surrounding neighborhood and preserving the quiet character of the community.

Community Commitment

The prospective purchaser is majority-owned by its founder, Jim Scheinberg, who has owned a home in the Green Hills Community of Huntsville since 2011.

Because the prospective purchaser's principal has been a Huntsville-area homeowner for many years, preserving the Town's unique character is both a personal and business priority. The intent is to establish a quiet, professionally operated business that reflects positively on the community while maintaining full compliance with all applicable federal, state, and local requirements.

If the proposed business is successful and future expansion beyond the modest scope described in this application is ever contemplated, the prospective purchaser intends to present any materially expanded or different use requests to the Town through its normal review and approval process.

The prospective purchaser looks forward to working cooperatively with the Town throughout the permitting process and, if approved, becoming a long-term, responsible member of the Huntsville business community.

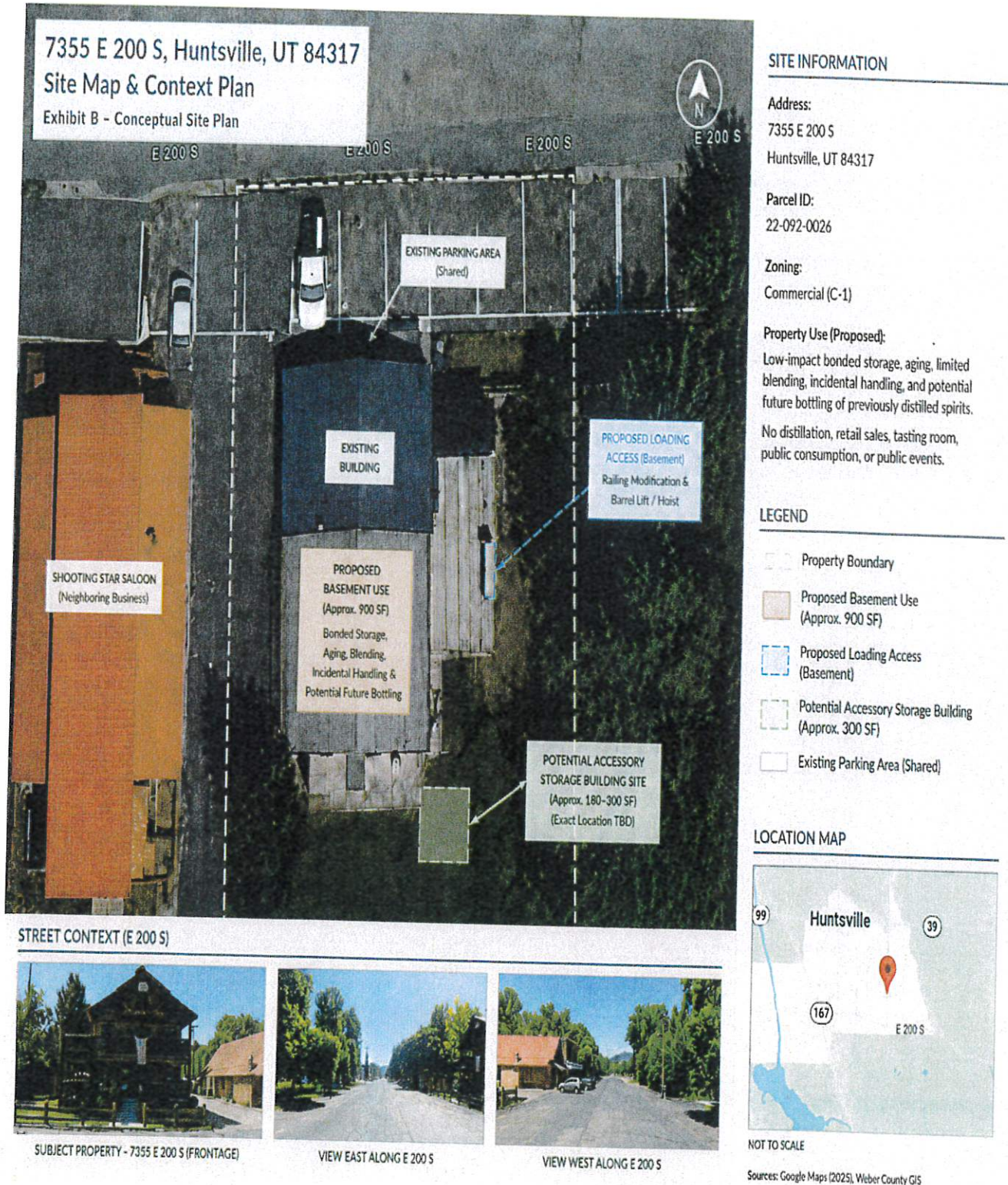
Request

Ski Town Venture LLC respectfully requests that the Town review this proposed future use and determine that a Conditional Use Permit is appropriate for the property, subject to such reasonable conditions as the Town may determine are appropriate during the final permitting process following transfer of ownership.

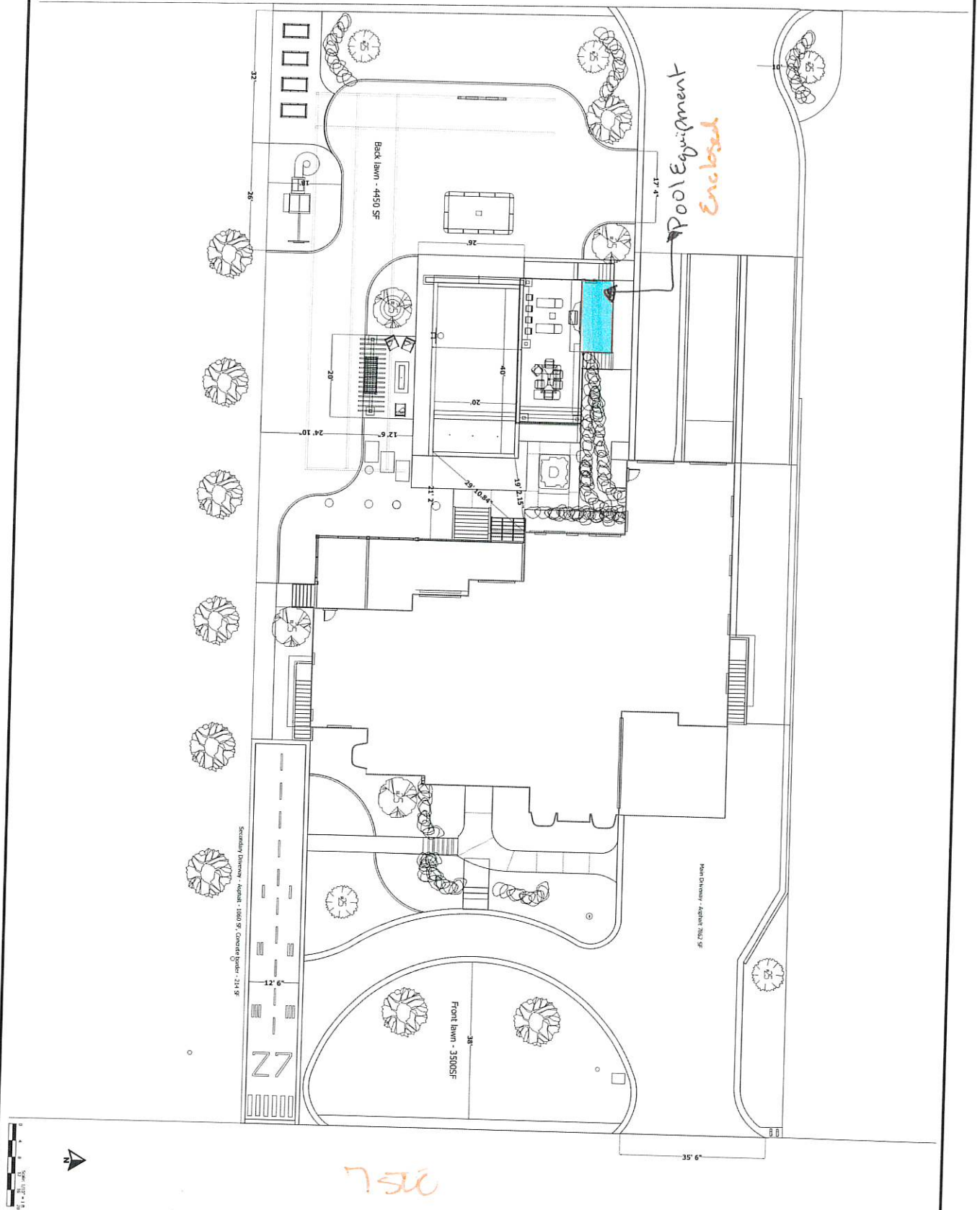
EXHIBIT B

Site Plan

Prepared in support of the Conditional Use Permit Application for 7355 E 200 S, Huntsville, Utah



Pc meeting 7.23.20
 Attach # 5



7500

Sorensen Residence

Landscape Plans

4609 S 7500 E

Concept & Planting Plan
 LAY 1

Edgemoor Landscape Design
 2000 N 20th St
 Suite 100
 Phoenix, AZ 85016
 Phone: (602) 998-1111
 Fax: (602) 998-1112
 Email: info@edgemooraz.com
 Website: www.edgemooraz.com

Greg Feltner

Notes:

Revised & Regon Sorensen
 4/25/2021
 Revised: 11/18/21
 Revised: 11/18/21
 Revised: 11/18/21

6-3-216

2020-08-20



LAND USE PERMIT

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

Tax ID # 240230004

Address of Structure 469 S. 7500E.

Name & Address of Owner/Owners Sorensen-Pool

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 7.23.2020

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: Need verification
that neither the pool or hard scape will interfere
w/ the septic system

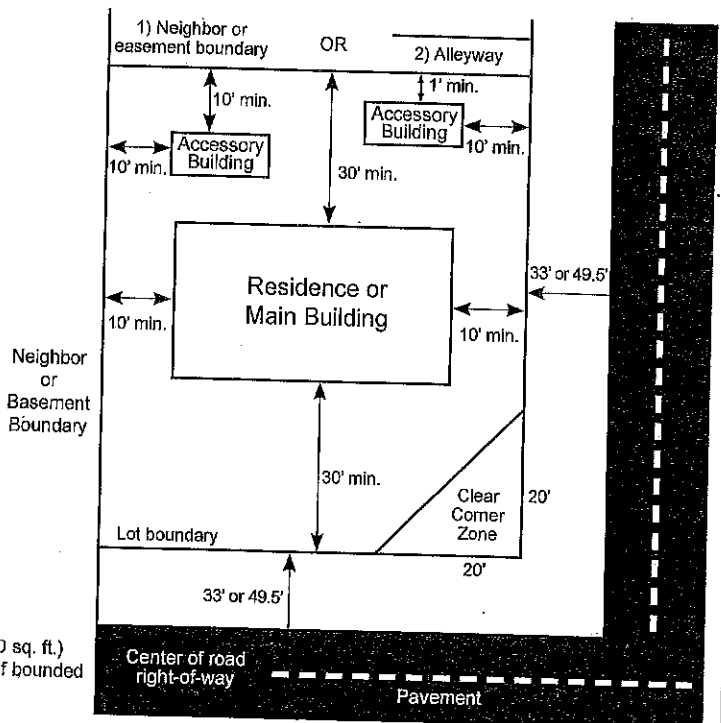

Huntsville Planning Commission Chairman

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



CONTRACTOR TO CONSIDER THE ARCHITECT'S BALANCE OF CONSTRUCTION COSTS, CONDITIONS AND TIME WITH THE ARCHITECT'S DESIGNER PRIOR TO INSTALLATION.

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON



DESIGN STUDIO

PC Meeting 7-23-26
 A-Hall #6
 Ostred Residence
 7389 E. 80th S.
 Houston, TX
 8/2/2025
 Site Plan
 A110

SITE PLAN GENERAL NOTES

1. REVIEW AND APPROVE ALL PROPOSED WORK PRIOR TO ANY CONSTRUCTION.
2. EXISTING UTILITIES AND STRUCTURES SHALL BE MAINTAINED AND PROTECTED.
3. ALL NEW UTILITIES AND STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF HOUSTON STANDARDS.
4. PROVIDE A SUMMARY OF UTILITIES AND STRUCTURES TO THE CITY OF HOUSTON.

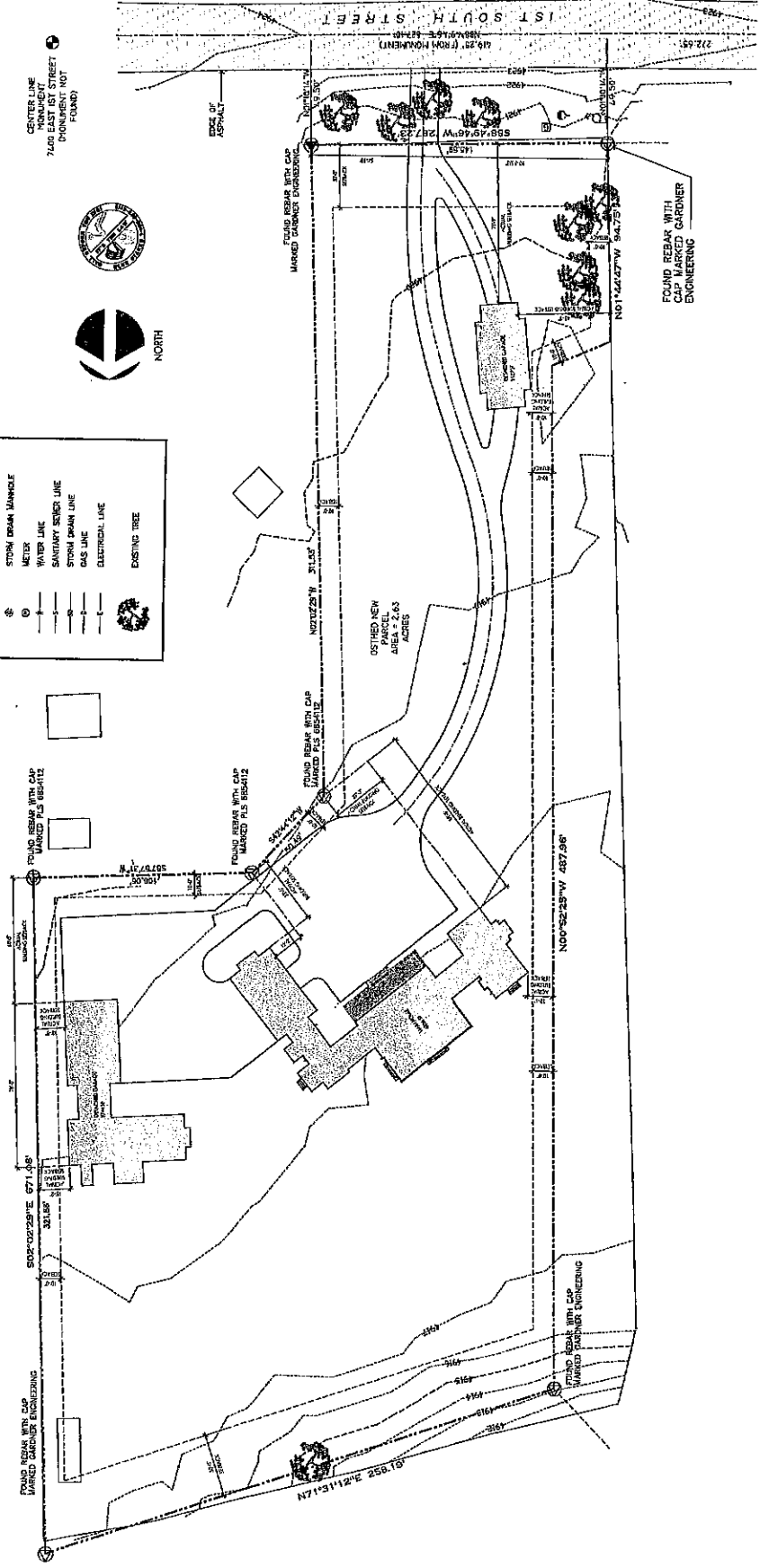
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	31.15'	N67°11'0"E

CENTER LINE MONUMENT
 7389 EAST STREET
 FOUND (NOT FOUND)



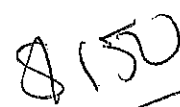
NORTH

SYMBOL LEGEND	
	SURVEY BOUNDARY
	ADJACENT OWNERS
	EXISTING FENCE
	EXISTING CONTOUR LINE
	PROPOSED STREET MONUMENT (AS NOTED ON PLAN)
	PROPOSED STREET MONUMENT (AS NOTED ON PLAN)
	EXISTING UTILITY POLE
	EXISTING STORM DRAIN GRATE
	FIRE HYDRANT
	WATER METER
	ELECTRICAL BOX
	SAN SEWER MANHOLE
	TELEPHONE PEDISTAL
	STORM DRAIN MANHOLE
	METER
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	ELECTRICAL LINE
	EXISTING TREE

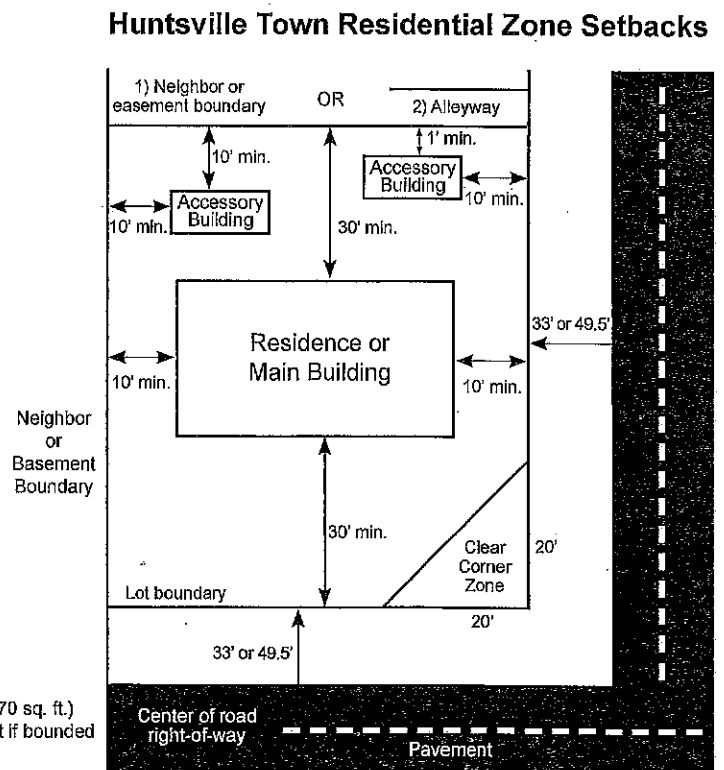


FOUND NEER COUNTY BRASS
 CAP CENTER LINE MONUMENT
 7389 EAST 1ST STREET

SITE PLAN
 DATE 7-23-26



(801) 745-3420



322-11" 



1
Site Plan
1" = 16'-0"

Jake & Ruth Ann Shannon

SHANNON RESIDENCE

Parcel #240190036

340 South 7700 East

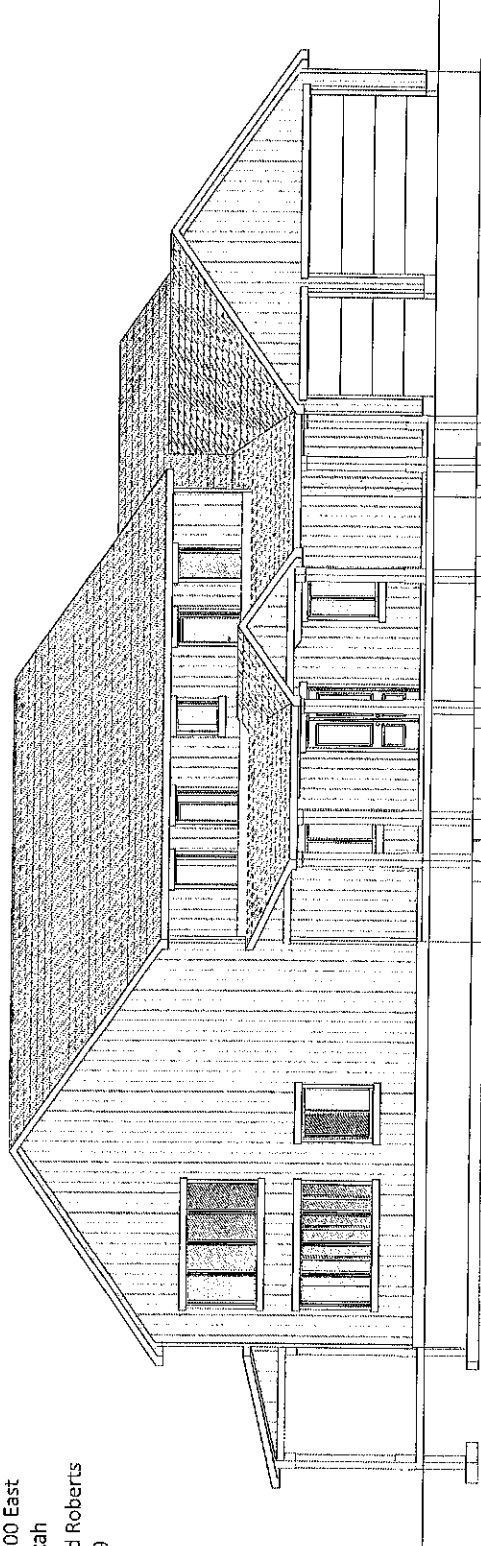
Hunstville, Utah

Contact: Chad Roberts

801 671-3079

General Contractor:
Chad Roberts
801 671-3079

Hormeowner:
Jake & Ruth Ann Shannon



ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

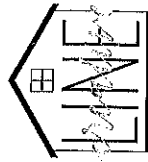
- 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX I, ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2023 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
- 2021 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2021 EDITION OF THE INTERNATIONAL FIRE CODE

SQUARE FOOTAGE INDEX:	
MAIN FLOOR:	3042 SQ. FT.
UPPER FLOOR:	1770 SQ. FT.
GARAGE:	1345 SQ. FT.
COVERED PORCH:	352 SQ. FT.
COVERED PATIO:	276 SQ. FT.

Sheet Number	Sheet Title
General	
GD00	Title
GD01	Site Plan
GD02	Site Plan
GD03	Site Plan
GD04	Site Plan
GD05	Site Plan
GD06	Site Plan
GD07	Site Plan
GD08	Site Plan
GD09	Site Plan
GD10	Site Plan
GD11	Site Plan
GD12	Site Plan
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GD98	Site Plan
GD99	Site Plan
GD100	Site Plan

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUBSIDIARIES AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO PROVIDE THE OWNER WITH THE SCOPE OF THE WORK INVOLVED IN THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, JOINTING, TACKLING, AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION.
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDIOS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES ARE TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED ON DRAWINGS OR SPECIFICATIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC, PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN ALL REQUIRED PERMITS.
11. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. "TYP" OR "TYPICAL" SHALL BE USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. SHALL VISIT THE SITE OF THE WORK SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
16. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: MATERIALS, LABOR, EQUIPMENT, AND TOOLS.
17. EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OR AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
18. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
19. CONTRACTOR PARKING, DELIVERIES, AND STORAGE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE, AND SHALL NOTIFY ALL SUBSIDIARIES AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLEMENT WEATHER.
21. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONTACTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND, CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED.
22. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNER'S WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.



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creative@line.com
801-628-7041
creative@line.com



LAND USE PERMIT

Huntsville Town Building Inspection

7309 E. 200 S.

P.O. Box 267, Huntsville, UT 84317

(801) 745-3420

Tax ID # 240190036

Address of Structure 340 S 7700 E.

Name & Address of Owner/Owners Shannon - New Home

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 7.23.2024

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: 35 foot ^{max} from
natural grade

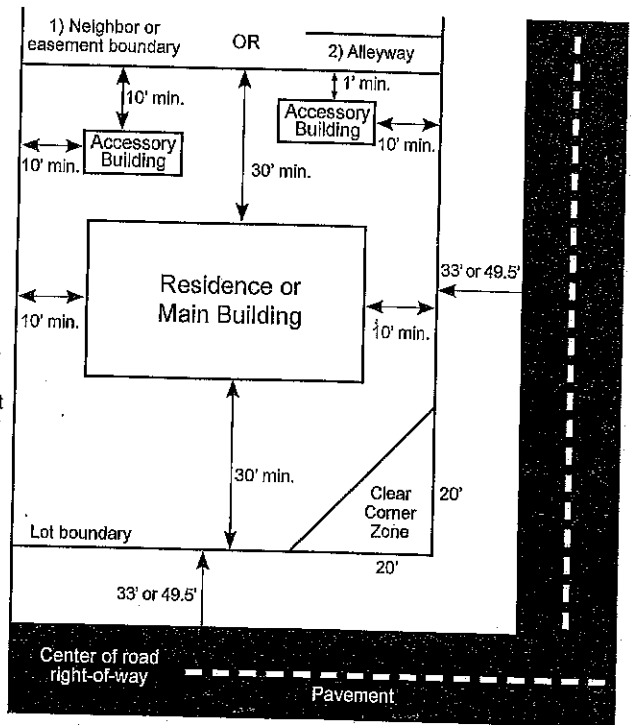

Huntsville Planning Commission Chairman


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



15.8 COMMERCIAL ZONE C-1

15.8.1 Purpose

The purpose of the Commercial Zone C-1 is intended to support commercial activity, services, and appropriately scaled mixed-use development in a manner that remains pedestrian-accessible, while remaining compatible with the scale, character, Western mountain architecture, and mountain setting of the Town. The C-1 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; and be consistent with Huntsville's goal of containing commercial growth within its existing zoned areas rather than expanding commercial development into new parts of Town.

15.8.2 Use Regulations

- A. Uses in the C-1 zone shall be limited to those that support a flexible commercial environment compatible with Huntsville's Historic Core (see **Exhibit A (current C-1 zoning map)**), scale, character, and mountain setting while remaining pedestrian-accessible.
- 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-1 zone shall be prohibited or allowed only upon conditional review where specifically identified in this chapter. Buildings in the C-1 zone, and the ground floor of mixed-use buildings in the C-1 zone must be occupied by an active, commercial use.
- C. All uses not specifically listed as permitted or conditionally permitted in the C-1 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-1 zone shall be conducted within permanent, code-compliant buildings unless expressly allowed otherwise by this chapter for temporary events or approved temporary activities.

15.8.4 Table of Permitted and Conditionally Permitted Uses (The table needs to be reviewed and compared to current Use table)

Use	Status	Notes
Retail sales	P	Must be conducted within a permanent building
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 15.8.14
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-1 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

Use	Status	Notes
Short-term rental / vacation rental	N	Prohibited
Religious assembly	C	
Drive-through use	N	Prohibited
Gas station / fuel sales	N	Prohibited
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
Manufacturing, Light	C	
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

P = Permitted

C = Conditional

N = Prohibited

15.8.5 Mixed-Use Standards

A. Mixed-use development is permitted in the C-1 zone only where designed to preserve a meaningful commercial presence and maintain the commercial character of the Historic Core.

B. Commercial and residential are the only uses permitted in a mixed-use building. Commercial space combined with residential space is permitted

- 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 **half-acre** (rounded down to the nearest quarter-acre).

I. Each residential unit shall be provided with a two-car garage as part of the residential unit **on new development as of the date of this ordinance. If a two-car garage is not feasible, the Town may approve an alternative plan such as a single-wide garage with a car-lift, parking on the side or street, etc.**

J. Mixed-use development in the C-1 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/building will have a minimum floor space of 50% commercial. Commercial space shall be constructed prior to or concurrently with residential units. A certificate of occupancy for residential units may be conditioned upon completion of commercial space.

K. 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-1 zone.

L. 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.

M. Ground-floor residential occupancy in a mixed-use building is prohibited. The ground floor must be occupied by an active, approved commercial use.

N. Mixed-use development shall comply with all applicable provisions of this chapter, including frontage, parking, access, pedestrian connectivity, architectural, landscaping, screening, and operational standards.

C. 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.

D. Development in the C-1 zone shall maintain a clear and safe pedestrian relationship between the public street, building entrances, and parking areas.

15.8.8 Side Yard Regulations

A. On undeveloped C-1 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.

B. Where a C-1 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.

C. 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.

D. Side-yard design in the C-1 zone shall not be arranged in a manner that creates unnecessary curb cuts or interrupts pedestrian circulation,

15.8.9 Rear Yard Regulations

A. Rear yard regulations in the C-1 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-1 property abuts a residential zone, setbacks will be a minimum

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.

15.8.12 Architectural, Facade, Landscape and Screening Standards

A. Purpose. Buildings, frontage improvements, landscaping, and screening within the C-1 zone shall be designed to complement Huntsville's Historic Core, 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. Western Mountain Architectural buildings shall consist of permanent rectilinear structures.

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.

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-1 zone shall remain visually compatible with

compatible with the Historic Core and 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-1 zone shall support pedestrian activity, soften the appearance of buildings and parking areas, and complement the character of the Historic Core.

2. 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.

L. Prohibited and Discouraged Design Features. The following are prohibited or strongly discouraged in the C-1 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. Commercial facade and site-design patterns that are inconsistent with Huntsville's character and Historic Core.

15.8.13 Parking and Shared Parking Standards

A. Purpose. Parking within the C-1 zone shall be designed and managed to maintain 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.

E. 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.

15.8.14 Access, Traffic Flow and Pedestrian Connectivity

A. 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-1 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 to vehicle movement.
4. Shared Access and Curb Cuts. Shared access points, coordinated site circulation, and cross-access between compatible properties are encouraged where feasible to reduce curb cuts and improve traffic and pedestrian flow.

B. Pedestrian Connectivity.

1. Undeveloped C-1 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 to 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.

commercial activity may be permitted where it remains compatible with surrounding uses and the character of the Historic Core 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.

E. Special Events Permit Required.

1. Any event, gathering, or temporary activity in the C-1 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-1 zone.