

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

MEETING DATE: August 27th, 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	Excused
Brent Ahlstrom	Planning Commissioner	Present
William Vandertoolen	Planning Commissioner	Present
Jeff Keeney	Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Beckki, John Jansen, Gina Myburg, David Booth, Esther Hansen, Olivia Butron

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

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

PCM Ahlstrom motioned to approve the minutes from April 23rd 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 Vandertoolen Commissioner Keeney
<u>NAYS:</u>	

5-Approval of minutes for Planning Commission Work Session August 6th 2026
(See Attachment #2)

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

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

6) Close Public Meeting and Open Public Hearing

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

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

Ordinance 2026.6-8- Changes to the C2 Zone and addition of Mixed Use

Gina made public comment that this Ordinance will help her and Dave move forward with their community forward project on the property they own towards the Highway. They were grateful to the PC for their work with this.

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

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

7- Discussion and/or action on Ordinance 2026-6-8-Changes to the C2 Zone and addition of Mixed Use (See attachment #3)

PCM Keeney commented on a discrepancy with the percentage of the rectilinear allowable limit. The topic of allowable percentage of office space was also brought up. The PC debated on this topic and John Janson commented that he would adjust the wording on this, as the PC agreed that it was confusing. Personal services were discussed along with Tattoo business.

John Jansen reviewed the idea of conditional use. State law has moved towards conditional use being allowable with conditions. John recommended that if there was something the Town did not want to allow then they decide that now, not make it conditional.

PCM Vandertoolen suggested some smaller edits. The topic of temporary use permits/events was discussed. This is a topic that needs to be defined, and a procedure to be implemented.

Allowable trees were discussed, and a list was presented and the tree list will become a document that is referred to. Other landscaping standards were discussed.

Chairman Larsen suggested to more clearly define the C2 with its proximity to Highway 39. He also suggested deleting redundant information about roofing.

In preparation for a motion Chairman Larsen reviewed all the changes the PC is suggesting for this Ordinance.

TCM Hunter questioned whether the PC wanted to prohibit the second story being used for commercial. The PC agreed that commercial operations could also be allowable on the second story.

PCM Vandertoolen motioned to recommend approval to the Town Council of Ordinance 2026-6-8, Changes to the C2 Zone and addition of Mixed Use, with the changes as discussed in the meeting. PCM Ahlstrom seconds the motion. Roll Call Vote. All votes Aye. Motions passes. Votes are reflected below.

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

8-Public Comment

Dave commented that he thinks it looks good and Gina thanked the Planning commission for their work.

9- Sandy's TC Updates

Sandy did not have any comments as the TC has not had any meetings recently. Beckki provided a quick update of things staff have been working on.

Sandy commented that there will be some information posted on the Powder Mountain Project. Also there was an update that the Town is in support of Pineview becoming a State Park.

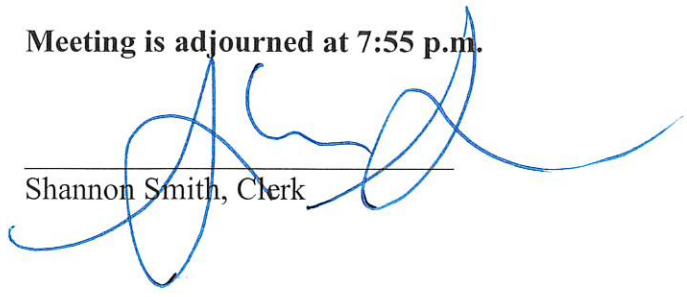
10-Chairman's Remarks

Chairman Larsen thanked the PC for their work. He requested that staff and the PC be thinking of items that the PC needs to work on next, and getting a list compiled.

11-Motion to adjourn.

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

Meeting is adjourned at 7:55 p.m.



Shannon Smith, Clerk

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 Vandertooleen
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 Vandertooleen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

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

Adam Osthe 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 Vandertooleen motioned to approve the Land Use Permit for Osthe 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

DRAFT

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

MEETING DATE: August 6th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 4:00 p.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	Zoom
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Tommy Christie, John Janson, Ron Gault, Becki Endicott, Dave Booth

The Vision Committee and Planning Commission convened for a joint work session to review and revise the proposed mixed-use ordinance for the Commercial Highway Zone C2. John Janson presented an updated draft that converted subjective compatibility standards into objective standards, created a table for spatial requirements, and linked architectural standards to the existing C1 zone for the historic town core. The group agreed to address broader policy issues before attending to minor details such as formatting and spelling. During discussion of zoning requirements for mixed-use developments, the committee explored septic system requirements and density standards, the concept of shared parking, and whether to permit offices in mixed-use developments. Some participants expressed concern that office spaces might not contribute to pedestrian-friendly environments, though others noted that offices could generate local employment and sales tax revenue through support of other businesses. The committee ultimately agreed that specific requirements could be addressed through development agreements rather than strict zoning regulations.

The committee established several key spatial and density standards for the C2 zone. The minimum lot size was set at three-quarter acre to accommodate potential future condominium developments while maintaining appropriate spacing for existing and planned C2 parcels. The maximum residential density was established at two units per half acre, subject to Weber-Morgan Health Department approval. Side yard and rear yard requirements were set at 25 feet when adjacent to residential zones. The group discussed office space allowances and determined to cap office space at 25 percent of a mixed-use complex, with the understanding that this limitation could be revisited in future measures. The committee also agreed to allow drive-up and drive-through windows for restaurants and cafes, and to permit convenience stores with gas stations and charging stations as conditional uses.

Regarding architectural standards and design requirements, the committee discussed the relationship between C2 zone standards and C1 zone requirements, focusing on how to ensure compatibility with the Historic Forest Center. The group decided to combine and strengthen exterior material requirements by moving provisions from sections H1 and H2 into section G6 to apply to all buildings rather than just those with pitched roofs. The committee consolidated material and siding design restrictions into a single section to minimize repetition. They agreed to maintain a primarily rectilinear building design standard, with approximately 70 to 75 percent of a building's ground floor square footage following this architectural style. The maximum building height was set at 35 feet, with specific limitations allowing unique architectural features to extend to 40 feet. The committee set the minimum percentage for transparent windows on the first floor street-facing facade at 30 percent, a reduction from the previous 50 percent requirement.

The committee identified several additional requirements and processes requiring further development. The group recognized the need to create a permit process for special events on private property in the C2 zone, drawing from existing town ordinances while addressing concerns about amplified sound, parking, and food vendors. Beckki Endicott was tasked with researching and developing language for this process. The committee requested definitions for terms including "artisan," "craftsman," and "light industrial" to be added to the code's definitions section rather than directly in the C2 category. They agreed to reference an approved list of five trees from the Tree Committee for street planting requirements. The group also removed confusing language from the purpose section regarding C2 not competing with C1 zones. John Janson was assigned to finalize the revised draft by August 17 for a public hearing scheduled for August 27, 2026, with all participants tasked to submit their language changes by August 7.

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

Meeting is adjourned at 6:04 pm

Shannon Smith, Clerk

**HUNTSVILLE TOWN
ORDINANCE NO. 2026-6-8**

ADDITION OF MIXED USE TO TITLE 15.8A AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING THE HUNTSVILLE TOWN TITLE 15.8A TO ADD MIXED-USE DEVELOPMENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 add mixed-use development provisions to Title 15.8A of the Huntsville Town Municipal Code, in order to accommodate appropriately scaled mixed-use development that reflects the scale, character, and mountain setting of the Town;

WHEREAS, the Huntsville Town Council desires to add use standards, building and site design requirements, and residential density regulations governing mixed-use development within Title 15.8A, and to amend the Table of Permitted and Conditional Uses to identify mixed-use development as a permitted use subject to those standards;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on the 27th of August, 2026, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held a public meeting on the [] of [], 2026, and desires to act on this ordinance;

NOW, THEREFORE, be it ordained by the Town Council of Huntsville, Utah, as follows:

Section 1: Repealer. Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

Section 2: Enactment. Huntsville Town Title 15.8A is hereby amended to add a new Section 15.8A.5, Mixed-Use Development, and to amend the Table of Permitted and Conditional Uses (Table 15.8A.2) to identify mixed-use development as a permitted use, subject to Section 15.8A.5, all as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3: Severability. If any section, clause, provision, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect

the validity of the remaining portions of this Ordinance, and the remainder shall continue in full force and effect.

Section 4: Effective Date. This Ordinance shall take effect immediately upon passage and publication or posting, as required by law.

PASSED AND ADOPTED by the Town Council of Huntsville, Utah, this ____ day of _____, 2026.

HUNTSVILLE TOWN

Richard Sorensen, Mayor

ATTEST:

Beckki Endicott, Town Clerk

Voting Record:

Mayor Sorensen	Voting: [] Yea [] Nay
Council Member Hunter	Voting: [] Yea [] Nay
Council Member Ahlstrom	Voting: [] Yea [] Nay
Council Member Hunter	Voting: [] Yea [] Nay
Council Member Truett	Voting: [] Yea [] Nay

15.8A COMMERCIAL HIGHWAY ZONE C-2

15.8A.1 Purpose

adjacent to Hwy 39
The purpose of the Commercial Highway Zone (C-2 Zone) is to provide for a more flexible commercial area within Huntsville that can accommodate a broader range of commercial and mixed-use development, while still reflecting 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. The C-2 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. ~~In addition, the intent of this zone is:~~

15.8A.2 Use Regulations

A. All uses not specifically listed as permitted (P) or conditional (C) in the C-2 Zone shall be prohibited. In addition, temporary or event uses ^{permits} are reflected in the table as a "T". Temporary uses are processed by staff with updates to the Town Council. ** Add it in possible in not Allowed*

B. Short-term rentals, vacation rentals, transient lodging of less than ninety (90) days, and similar short-term occupancy are prohibited in all buildings and units in the C-2 Zone.

C. Uses in the C-2 zone shall be as set forth in Table 15.9.2. Uses identified as permitted are allowed subject to compliance with the standards of this Title. Uses identified as conditional uses may be approved only upon a review by the Planning Commission and compliance with all applicable conditional use standards of this Title.

D. Uses not specifically listed may be allowed if determined by the Town Council to be substantially similar to a listed permitted or conditional use, where consistent with the intent of the C-2 zone. Uses not considered similar, shall require a text change process.

*Each use
considered
for approval*

15.8A.2 Table of Permitted and Conditional Uses

Use	Status	Additional Standards/limitations
Retail Sales	P	Shall be conducted within a permanent building. Minor outdoor displays are allowed if no required parking spaces are consumed. May include charging station (s)
<i>Professional</i> Office	P	{ May include shared workspaces. No more than 25% of a mixed use building shall be office space. See definition
Personal Services	P	See definition. Personal services does not include tattoo establishments.
Artisan/Craftsman Industrial	P	No garage doors facing the street. See definition
Restaurant, café, bakery, deli	P	Under 3000 square feet in size. May include outdoor seating and subject to Section 15.9.12.1.D Drive-through windows allowed.
Large restaurant with or without a liquor license	C	3000 square foot or larger. No drive-up windows allowed.
Tavern / bar	C	Only two permitted in the C-2 Zone <i>Max of 2</i>
Day care / educational / tutoring use	P	A traffic study is required to determine access and stacking needs
Civic or community-serving use	P	
Farmers market / seasonal market	C	See Title 8
Mixed-use development	P	Subject to Section 15.9.5

Use	Status	Additional Standards/limitations
Religious assembly	P	
Convenience store/Gas station / fuel sales / charging station	C	Shall be highway oriented, have screened fueling areas located to provide for at least two stacking spaces per pump per side
Temporary, portable, membrane-covered, or tent-like principal building	T	Prohibited except for approved <u>temporary events</u>
Special event / temporary commercial event	T	Subject to special events permit requirements – see Title 8

15.8A.3 Spatial Standards

Spatial standards as required are displayed below:

Temporary Event?
Define → title 8 insert

Table 15.9.3			
<i>Spatial Requirement</i>	<i>Single uses</i>	<i>When abutting residential zone</i>	<i>Mixed Use</i>
Minimum lot area	.75 of an acre		.75 of an acre
Minimum lot width	100'		30' wide units
Maximum building height	35' Projections/unique structures may extend to 40'*	25' within 50' of residential zone	35'
Maximum lot coverage	50%		60%
Minimum building height	1 story		2 stories
Minimum front yard	10'*	15'*	15'*
Minimum rear yard	None	25'	25'
Minimum side yard	None	25'	15'
Minimum corner side yard	20'		
Accessory structure minimum rear and interior side yard	2'	10' between buildings	10' between buildings
Maximum Building length	250'	250'	200'

* Front yard setbacks are measured from the property line after required right of way dedication.

** Unique features are limited to one per building and may include but are not limited to clock towers, bell towers, shade structures as part of an outdoor deck, chimneys, and shall be an extension of the roof. Unique features over 35' shall be reviewed by the planning commission as a conditional use.

15.8A.4 General Design Standards

A. The 10' front yard setback shall be landscaped with a water conserving design. One large street tree, a (Type), is required for every 30'. Additional on-site landscaping is required for side yards and rear yards and shall include a xeriscape design with one medium size tree for every 30' of length (see section 15.9.6

B. Permitted signs – see chapter 15.21. Projecting signs are encouraged

C. Parking – no more than 2 rows of parking shall separate the building from the adjacent street. To consider shared parking, or flexible parking arrangements, a parking study is required. See chapter 15.23

D. Lighting – see chapter 15.22

E. Fencing – see chapter 15.30. No vinyl, barb wire, or chain-link fencing permitted.

F. Noise – see Title 2

G. Building Design:

For all main buildings facing a public street and/or Highway:

1. No HVAC located on a roof to be visible from the street.
2. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.
3. 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. Rain barrel water attachments are encouraged for roof runoff.
4. Metal roofs shall be painted or of a non-reflective nature.
5. Shingled roofs shall be composed of at least a 25 year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.
6. For pitched roofed buildings, exterior walls to be composed of board and batten siding, but may contain stone or brick features for up to 25% of the front

facade.

7. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally

8. All buildings shall have at least one entrance that faces the street

9. Bike racks and/or hitching posts are required with one required per business or every 100', whichever is fewer

10. Building façade variation – no more than 30' of any front facing façade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed

11. Windows shall constitute at least 30% of the first floor street facing façade.

12. At least 75% of the buildings in a project shall be rectilinear.

13. Building materials – see 15.9.9.C

H. Building Design Options – choose a minimum of 3 of the following:

1. 100% exterior historical red brick

2. For flat roofs, decorative parapets including dentals, cornice differentiation, and the date of construction in letters discernable from across the street

3. A projecting sign at least 10' above grade, no exterior lighting, no more than 12 square feet, and extending from the building no more than 5 feet.

4. Windows and/or doors with transom windows

5. Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows

6. Doors recessed at least 2' with angular entry walls

7. Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter

8. Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front façade and extends at least 10' along the sides of the building may substitute for the gathering place.

9. Timber structural accents to support eaves, second floor porches, or front entryways

I. 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;

15.8A.5 MIXED-USE DEVELOPMENT

Commercial/Office and limited residential uses are the only uses permitted in a mixed-use development.. No other mixed-use combinations are permitted.

- A. Commercial/office uses shall be located on the ground floor. Residential uses shall be attached and located above the commercial/office use.
- B. The entire street facing first floor shall contain commercial or office uses for a minimum of 30' in depth. Commercial space shall not be converted to residential use. A certificate of occupancy for the residential units shall not be issued until the commercial space is completed.
- C. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. If divided or developed as condominium units, a mandatory owners association or a homeowner's association (HOA) shall manage and maintain the building with distributed cost allocations among the owners.
- D. Short term rentals/leases of less than ninety (90) days are prohibited.
- E. Residential density for a mixed use project shall be:
 - 1. A maximum of two (2) residential units per half-acre and subject to Weber County Health
- F. Each residential unit shall be provided with a two (2) car garage or carport not facing the adjacent street.

15.8A.6 Side Yard Regulations

- A. Side yard regulations in the C-2 Zone require a 10-foot setback for all buildings from the property line and shall be landscaped, using a xeriscape design. Such landscaping shall include groundcovers, bushes and one tree for every 30' of length. Rock mulch shall be used and plant coverage at maturity shall be 40% of the area
- B. Where a C-2 Zone property abuts a residential zone, in addition to landscaping a site obscuring fence or wall shall be placed on the property line.
- 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.

15.8A.7 Rear Yard Regulations

- A. If the rear yard adjoins a residential property, a 25' foot setback shall be required. The setback area shall be landscaped as per the side yard regulations. Site obscuring fencing is required also.

B. 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.

15.8A.8 Coverage Regulations

A. The maximum lot coverage established in the table 15.9.3 shall apply to all principal buildings, accessory buildings, and other covered structures, except as otherwise provided by this Title.

B. No covering of septic drain fields is allowed with parking lots or other similar structures.

15.8A.9 Facade, Landscape and Screening Standards

A. 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. See section 15.9.4
3. Frontages shall be designed to avoid blank, vehicle-dominated, or storage-like street edges.

B. Transparency and Blank Walls.

1. Street-facing ground-floor facades shall include a minimum of 30% 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.

C. Exterior Materials

1. Exterior materials shall be durable, high quality, and reflect Western Mountain style. A minimum of 25% of exterior surfaces must be composed of exterior historical red brick or ~~native~~ stone. Up to 75% of exterior surfaces may be comprised of board and batten, stone siding, wood siding, or materials that reflect those specified.
2. Metal can be used as an accent and may only comprise 25% of a street facing facade

natural

3. Low-quality faux materials, such as vinyl and aluminum siding, exterior, stucco (EIFS), and plain concrete block (CMU) facades are prohibited.
4. Fire-resistant, hardened materials, may be used where wildfire risks are anticipated.

D. 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 25 year guaranteed quality and must be architectural/laminated shingles or simulated wood shakes. Standard three (3) tab shingles are prohibited. Wood shakes are prohibited.

E. Colors.

1. Exterior colors shall be muted, natural, or earth-toned
2. Harshly contrasted, fluorescent, luminescent, day-glow, or similarly intense colors are prohibited as principal exterior colors, except for limited accent use of less than 10% of the street facing building facade

F. 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.

15.8a.10 Parking and Shared Parking Standards

A. General Parking Approach.

1. On-site parking is required
2. To consider shared parking, or flexible parking arrangements a parking study is required.

B. Parking Design and Screening.

1. Parking areas shall provide safe pedestrian access from parking areas to building entrances, meaning that pedestrian access shall be between the parking space and the commercial building.

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 (30 spaces or more) shall include pedestrian routes and internal landscaping sufficient to break up paved areas and improve safety and appearance.

15.8A.11 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. Site layouts shall avoid unnecessary conflicts between vehicles and pedestrians.

B. SR 39 Road Access.

1. Shall be coordinated with UDOT

C. Shared Access and Curb Cuts.

1. Shared access points, coordinated site circulation, and cross-access between adjacent properties are encouraged where feasible to reduce curb cuts and improve traffic flow.
2. Curb cuts shall be minimized to the extent practicable and not be located within 25' of the intersection of two streets.

D. Pedestrian Connectivity.

1. 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.

E. Protection of the (Historic Core.) Residential Street

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

F. 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 Historic Core.

19.8A.12 Noise, Outdoor Activity and Special Events

A. Noise and Operational Compatibility.

1. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity shall 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. Title 2 reference

2. 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.

B. Outdoor Activity and Outdoor Seating.

1. Outdoor seating, dining, gathering, market activity, or similar outdoor commercial activity may be permitted (subject to a conditional use) and is only permitted between the hours of 6:30 AM and 10 PM.

2. Outdoor activity shall not obstruct pedestrian walkways, interfere with safe circulation, or create unreasonable impacts on adjacent properties or streets.

C. 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 from Huntsville Town. See Title 8.

2. A special events permit shall 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.

D. 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.

Definitions needed

Artisan/Craftsman use – a small workshop that produces goods partly or entirely by hand, using traditional techniques and materials, with a strong emphasis on quality, precision, and often artistic expression.

Light Manufacturing or Industrial— a production process that is entirely contained within a building and no hazardous fumes, smoke, and limited noise.

Personal Services – A business that provides physical aesthetic services or nonmedical treatment within a building to individuals who come to the site for the service. Examples include ~~hairstylists, barbers, manicurists, tanning salons, ~~spas~~ and piercing businesses, massage businesses, and homeopathy businesses.~~

Professional Office =

Huntsville Town Approved Tree list

(8.27.2026)

Spaeth Alder, Maple- Autumn Blaze, Bur Oak or Hackberry; are required for every 30'.

If there are overhead power lines then shorter trees such as the fruitless Spring Snow Crabapple, Hot Wings Maple, Downy Serviceberry, Prairie Fire Crabapple, or the Canada Red Chokecherry; are required every 30'."