

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: September 23rd, 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: Jeff and Bonnie Hyde

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

2-Approval of minutes for Planning Commission meeting August 27th 2026
 (See Attachment #1)

PCM Ahlstrom motioned to approve the amended minutes from August 27th 2026. PCM Vandertoolen 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- Public Comment-There was none

4- Discussion and/or action for recommendation on Boundary Line Adjustment for GRE Parcel: 240110026 and Town Parcel:240110046 (See attachment #2)

Upon a recent survey the Hydes discovered a few encroachment issues on several of their properties. In this case the Town's building is encroaching on their property about 1 ½ feet. The Hydes are proposing a boundary line adjustment to formally move the property line to the edge

of the Town building. This same line will continue down into the next parcel and correct another issue on another of the Hydes Property, to be addressed below.

The Hydes gave an overview of the 3 different boundary line adjustments. They are currently also working with the LDS Church on that portion of the adjustment. Chairman Larsen commented that the PC has the option to conditionally recommend approval for item number 6 on the agenda since the Hydes are still working through logistics with the Church for that property.

PC Vandertoolen questions minimum lot sizes and making sure the PC is aware when make these adjustments.

PCM Ahlstrom motioned to recommend approval for the Boundary Line Adjustment for GRE Parcel: 240110026 and Town Parcel: 240110046. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5- Discussion and/or action for recommendation on Boundary Line Adjustment for GRE Parcel: 240110026 and Fire station Parcel: 240110055 (See Attachment #3)

The Hydes own both of these parcels. The PC had no concerns with the adjustment.

PCM Vandertoolen made a motion to recommend approval for the Boundary Line Adjustment for GRE Parcel: 240110026 and Fire station Parcel: 240110055. PCM Poulter seconded. All votes Aye. Motion Passs Votes are reflected below.

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

6- Discussion and/or action for recommendation on Boundary Line Adjustment for Ski Town Parcel: 240110030 and the church Parcel: 240110031 (See attachment #4)

PCM Poulter motioned to conditionally recommend approval for the Boundary Line Adjustment for Ski Town Parcel: 240110030 and the church Parcel: 240110031, the condition being that there is approval granted from the Church before it is approved by the Town Council. PCM Ahlstrom seconded. All votes Aye. Motion Passes Votes are reflected below.

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

7- Discussion and/or action for Land Use permit for Rev Builders (Sage lot 14). 357 S 7900 E, Parcel 211770014. (See attachment #5)

The lot in question was discussed and the wetland were identified. PCM Poulter questioned the height. Shannon referred to the plans and stated the height was called out just under 32 feet. PCM Poulter also has concerns about homes accounting for any increased grade in the building process. As the code states 35 feet max height from average of natural grade.

PCM Keeney questioned the liability of the Town and the Wetlands area. The PC did not think this was a risk for the Town. PCM Poulter also questioned the exterior lighting and Shannon stated that she would include this in the building permit info.

PCM Poulter voiced concerns about approving Land Use Permits without owner/builder presence at the meeting.

PCM Ahlstrom motioned to recommend approval on for Land Use permit for Rev Builders (Sage lot 14). 357 S 7900 E, Parcel 211770014, with the condition it meets proper lighting Ordinance and height restrictions. PCM Keeney seconded the motion. All Votes Aye, Motions passes. Roll Call vote. Votes are reflected below.

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

8-Discussion on changes to the C1 Zone. (See Attachment #6)

Chairman Larsen gave an overview of this item. His recommendation was for the PC to engage John Jansen on the C1 Zone. Have him make the changes as he did with the C2 Zone and have the PC work with the C1 Zone after he has cleaned it up. The PC agreed with this plan. The PC will look at scheduling a work session to work on the C1 Zone after John presents a draft. The PC briefly discussed the differences they see between what could be allowable in the C1 vs C2 Zones.

Chairman Larsen commented that the RC Zone is another item he would like the PC to address in the near future. The RC Zone was re-written by the Town Attorney and is ready to review and approve.

9-Discussion on changes to be made to the R-1 Zone (See Attachment #7)

Chairman Larsen reviewed a list of items the PC has previously discussed "cleaning up".

10- Discussion on letter from the TC regarding C2 rezoning (See Attachment #8)

Chairman Larsen referenced the letter the Town Council has addressed to the PC asking the PC to initiate the rezoning of 3 parcels from the C1 to the C2 Zone. The Americal Legion Parcel did previously go through the re-zoning process, but due to a discrepancy with the Town Code and the State code the Town Council would like all 3 parcels to go through the process simultaneously to ensure the proper procedure is done. There was discussion about the need to update the Town Code to ensure alignment to State code for the rezoning process

Chairman Larsen requested Shannon to reach out to these property owners to notify them of this procedure. Shannon commented that she will do that along with the other noticing requirements.

11- Sandy's TC Updates

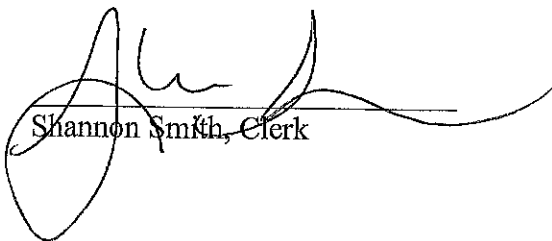
Sandy was not present

12-Chairman's Remarks.

13-Motion to adjourn.

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

Meeting is adjourned at 7:10 p.m.


Shannon Smith, Clerk

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 Myberg, ^{ubrg?} 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 property they own towards the Highway. *the* *were* 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)

me 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 <u>Commissioner Vandertoolen</u> <u>Commissioner Keeney</u>
<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

DRAFT

Huntsville Town

PC Meeting 9-23-20
AHC # 2

Boundary Line Adjustment Application

Applicant Name: JEFF P. HYDE Ski town Venture

Applicant Mailing Address: 5778 E. ELKHORN DR.

Email: jeff@bonnieandhyde.com Phone: ~~801-540-9553~~

Brief Description of Proposed Boundary Line Adjustment: _____

TO RESOLVE ENCROACHMENT OF OLD HUNTSVILLE
TOWN HISTORY CENTER approx 1'5" , REFER TO
Survey.

Huntsville Town parcel # ~~2400~~ 240110046 History Building

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 2400110026 "GRE"

Parcel(s) Owner Name: JEFF P. HYDE SKI TOWN VENTURE

Parcel(s) Owner Mailing Address: 5778 E. ELKHORN DR.

Email: jeff@bonnieandhyde.com Phone: ~~801-540-9553~~

Parcel Owner Signature: [Signature] Date: 9/18/2026

Title (Authorized Agent): OWNER.

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 240110046

Parcel(s) Owner Name: Huntsville Town

Parcel(s) Owner Mailing Address: PO Box 267, Huntsville, UT 84317

Email: clerk@huntsvilleutah.gov Phone: 801-745-2430

Parcel Owner Signature: [Signature] Date: 9/21/2026

Title (Authorized Agent): RICHARD L. SORENSON

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 9/21/2026 Fees Paid: \$ Waived

[Signature]
Beckki Endicott, Town Clerk

Huntsville Town Planning Commission

☒ Recommended for Approval ☐ Recommended for Conditional Approval
☐ Recommended for Rejection ☐ Deferred
Chair Signature: [Signature] Date: 9/23/2020

Notes/Conditions: _____

Huntsville Town Council

☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred
Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST: _____ Date: _____
Beckki Endicott, Town Recorder

Boundary Line Adjustment Application Requirements:

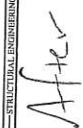
- ☐ The change in boundary lines does not result in the creation of a new lot or parcel.
- ☐ The change in boundary does not involve a recorded subdivision plat.
- ☐ The proposed change to a lot does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate the nonconformity.
- ☐ The proposed change to a parcel does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other land use requirement.
- ☐ The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- ☐ The subject parcels are the same zone.

Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the boundary line adjustment
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ Boundary Line Adjustment Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

[illegible]

1. EX TRAILER (MOBILE REST ROOMS)
2. EX LANDSCAPING
3. EX PHONE BOX
4. LX WOOD WALKWAY
5. EX BRICK WALL
6. EX FENCE SEGMENT
7. LX TRIANGULAR GAZLBO
8. EX CONCRETE PAD
9. EX CONCRETE WALKWAY
10. EX PARK BENCH
11. FACE OF BRICK
12. SET NEAR & CAP 1 FOOT SOUTH OF
13. 16.5 FOOT RIGHT-OF-WAY



Huntsville Town

PC Meeting 9.23.24
Athen #3

Boundary Line Adjustment Application

Applicant Name: Jeff P Hyde (Ski Town Venture)

Applicant Mailing Address: 5778 E Elkhorn Dr Eden UT 84310

Email: jeff@bonnieandhyde.com

Phone: 801-540-9553

Brief Description of Proposed Boundary Line Adjustment: Resolve encroachment

between old Fire House building and neighboring
Gold Rush Expeditions property (7355 E. 900 S. Huntsville)

~~Fire House~~ Parcel: 24-011-0055

Gold Rush Parcel: 24-011-0026

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 24-011-0026 (Gold Rush)

Parcel(s) Owner Name: Ski Town Venture

Parcel(s) Owner Mailing Address: 5778 E Elkhorn Dr. Eden UT 84310

Email: jeff@bonnieandhyde.com

Phone: 801-540-9553

Parcel Owner Signature: [Signature]

Date: 9/18/2026

Title (Authorized Agent): owner

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 24-011-0055 (Fire House)

Parcel(s) Owner Name: Ski Town Venture

Parcel(s) Owner Mailing Address: 5778 E Elkhorn Dr. Eden UT 84310

Email: jeff@bonnieandhyde.com

Phone: 801-540-9553

Parcel Owner Signature: [Signature]

Date: 9/18/2026

Title (Authorized Agent): OWNER

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 9/21/2024

Fees Paid: met

[Signature]
Beckla Endicott, Town Clerk

Huntsville Town Planning Commission

- ☒ Recommended for Approval ☐ Recommended for Conditional Approval
☐ Recommended for Rejection ☐ Deferred

Chair Signature: _____

Date: _____

9/23/2020

Notes/Conditions: _____

Huntsville Town Council

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____

Date: _____

Notes/Conditions: _____

ATTEST:

Date: _____

Beckki Endicott, Town Recorder

Boundary Line Adjustment Application Requirements:

- ☐ The change in boundary lines does not result in the creation of a new lot or parcel.
- ☐ The change in boundary does not involve a recorded subdivision plat.
- ☐ The proposed change to a lot does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate the nonconformity.
- ☐ The proposed change to a parcel does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other land use requirement.
- ☐ The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- ☐ The subject parcels are the same zone.

Submission Requirements & Process:

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the boundary line adjustment
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ Boundary Line Adjustment Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

NARRATIVE

PURPOSE OF THE SURVEY The purpose of the survey was to determine the location of the Shiloh Venture LLC property shown hereafter to a boundary adjustment. The monument was located on the northeast corner of the lot 100' by 62.89' in feet measured between the Shiloh monuments located on 200 South Street at 7700 and 7800 East Ave.

NARRATIVE The boundaries were retraced based upon the deeds located with respect to the lot lines calculated by the Surveyor. The Surveyor was the official map of the Huntville Township, Weber County, Utah obtained from the Weber County Assessor's Office.

The monument shown on this map is based on the conditions structures as observed by the Surveyor in the field as well as information provided to the Surveyor by the owner of the property. The Surveyor is not responsible for the representation of existing utilities were performed; therefore the Surveyor is not responsible for the representation of existing utilities shown on this map. Construction of any utility on this map, construction of any structure or construction is intended.

RECORD PROPERTY DESCRIPTIONS

[illegible]

EXISTING PARCEL SURVEY DESCRIPTION

[illegible]

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2701 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

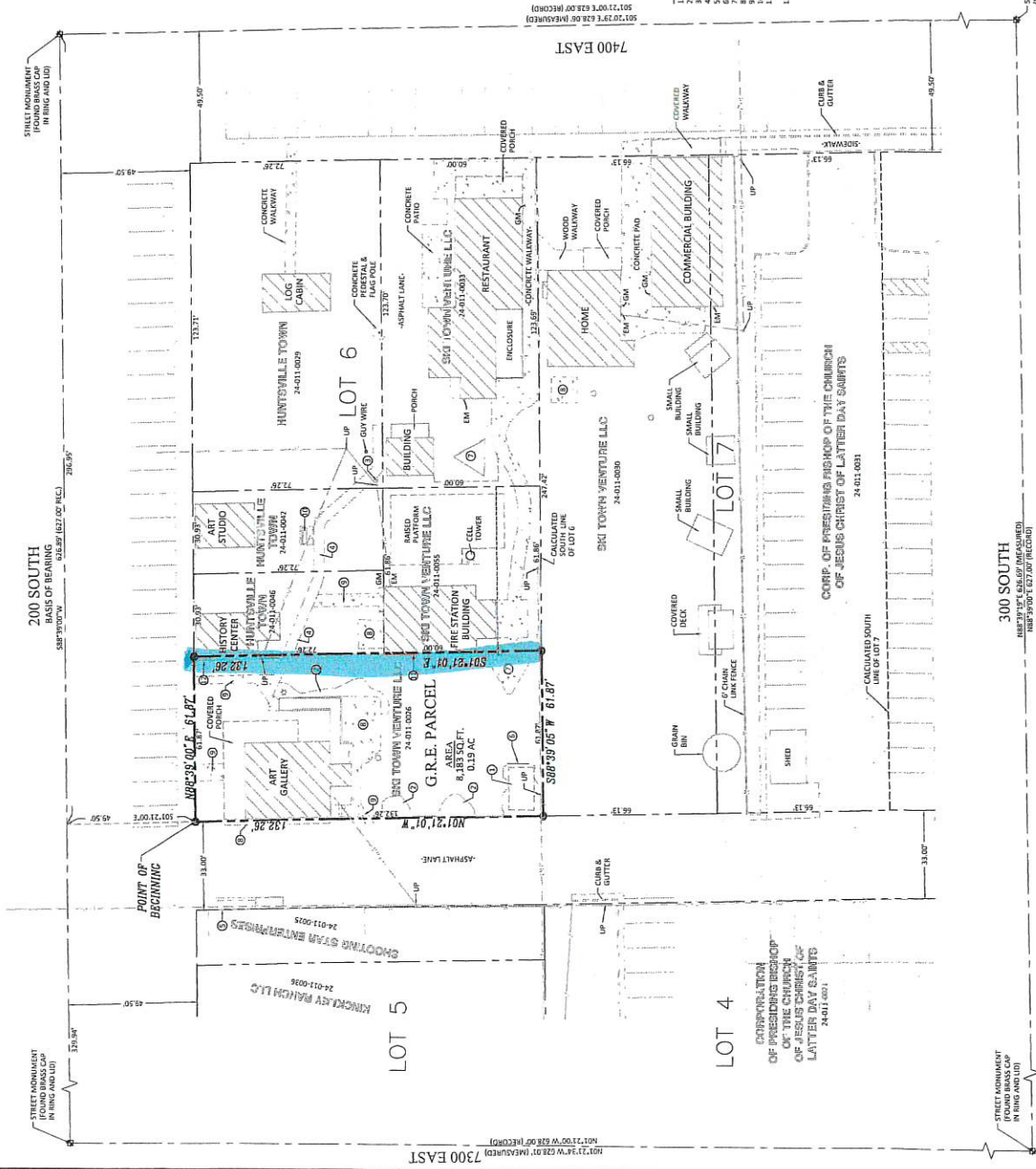
NUMBERED NOTES

1. EX TRAILER (MOBILE REST ROOMS)
2. EX LANDSCAPING
3. EX PHONE BOX
4. EX WOOD WALKWAY
5. EX BRICK WALL
6. EX FENCE SEGMENT
7. EX TRIANGULAR GAZEBO
8. EX CONCRETE PAD
9. EX CONCRETE WALKWAY

LEGEND

AS IN THE LEGEND MAY BE APPLICABLE
— BOUNDARY LINE

- [illegible]



Before

Huntsville Town

PC Meeting 9.23.20
Attn #4

Boundary Line Adjustment Application

Applicant Name: JEFF P. HYDE SKI TOWN VENTURE
Applicant Mailing Address: 5778 EAST ELKHORN DR. EDEN UT. 84310
Email: jeff@bonnieandhyde.com Phone: 801 540 9553

Brief Description of Proposed Boundary Line Adjustment: RESOLVE Boundary Line ENCROACHMENT Between
DENTIST PROPERTY (240110030) and.
LDS Church Parcel (240110031)
• REFER TO Survey FOR ADDITIONAL DETAILS

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): 24011-0030
Parcel(s) Owner Name: JEFF P. HYDE
Parcel(s) Owner Mailing Address: 5778 E. ELKHORN DR. EDEN, UT. 84310
Email: jeff@bonnieandhyde.com Phone: 801 540 9553
Parcel Owner Signature: [Signature] Date: 9/18/2020
Title (Authorized Agent): owner

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): _____
Parcel(s) Owner Name: _____
Parcel(s) Owner Mailing Address: _____
Email: _____ Phone: _____
Parcel Owner Signature: _____ Date: _____
Title (Authorized Agent): _____

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 9/21/2020 Fees Paid: Waived \$

[Signature]
Becki Erdicott, Town Clerk

Huntsville Town Planning Commission

☐ Recommended for Approval



Recommended for Conditional Approval

☐ Recommended for Rejection



Deferred

Chair Signature: _____

Date: 9/23/2020

Notes/Conditions: Approval Pending on written Approval
from appropriate church representative before Presentation
for final Approval to the Town Council

Huntsville Town Council

☐ Approved



Conditional Approval

☐ Rejected



Deferred

Mayor Signature: _____

Date: _____

Notes/Conditions: _____

ATTEST:

Date: _____

Beckki Endicott, Town Recorder

Boundary Line Adjustment Application Requirements:

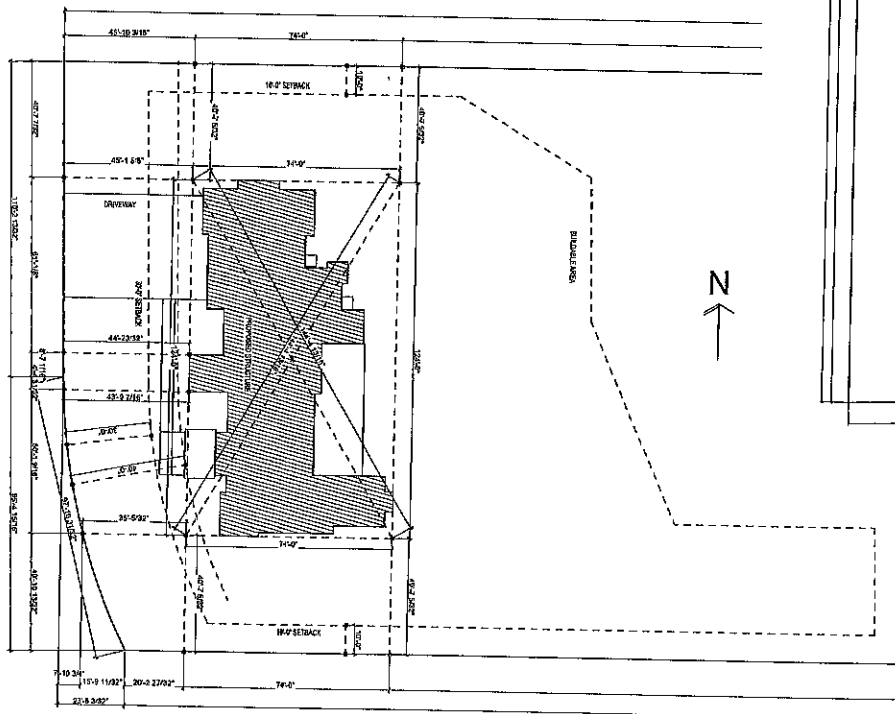
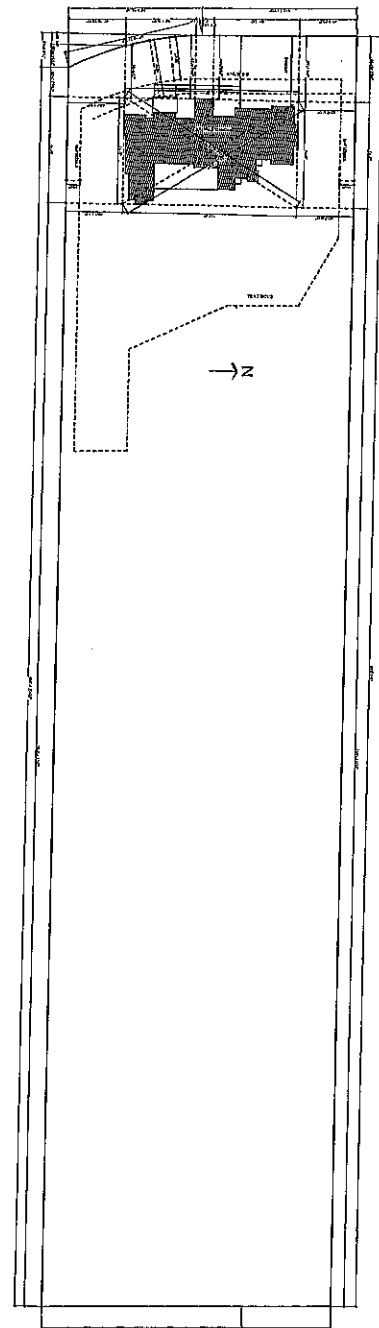
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- ☐ The subject parcels are the same zone.

Submission Requirements & Process:

- ☐ Completed & Signed Application Form
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- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
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- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.



1" = 80'-0" For Plans Printed 11x17 -- 1" = 40'-0" For Plans Printed 24x36



SCALE: 1" = 40'-0" For Plans Printed 11x17 -- 1" = 20'-0" For Plans Printed 24x36

A03

PROJECT ADDRESS - 357 S 7900 E HUNTSVILLE, UT 84317 - SAGE, LOT #2	
SITE PLAN	PROJECT - Custom-Gibson-Huntsville

PROJECT - Custom-Gibson-Huntsville

JAMES HOTH: 435-720-2087

JAMES@SENECADESIGNPLANS.COM

DATE: 5/2/2026

REVISION: R-1.8

ADDITIONAL DESIGNS AND DRAWINGS ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF SENSICA DESIGN LLC AND ARE NOT TO BE DISCLOSED WITHOUT EXPRESS PERMISSION OF SENSICA DESIGN LLC. THEY MAY NOT BE USED OR REPLICATED WITH OR THE EXPRESS PERMISSION OF SENSICA DESIGN LLC OR SENSICA DESIGN LLC.

[illegible]

WORKSHEET. THE QUALITY OF THE WORK ANALYSIS AND THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORKSHEET APPROACH TO DETERMINE THE JOB RISK/SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

ALL DIMENSIONS ARE TYPICAL AND MAY BE VARYING DURING
BUILDUP OF SPONSOR AREA TYPICAL AND NOT SPECIFIC.
SUBCONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND DIMENSIONS PROTECT
BEGINNING TRADESMAN.
NOTIFY ARCHITECT AND ENGINEER OF ANY CONDITIONS THAT REQUIRE CHANGES OR
CONSTRUCTION.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

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A100	FRONT & REAR ELEVATIONS

CEILING HEIGHTS	
1-Bathroom	3'-0"
2-Bed	13'-1 1/2"
2-Creat Room	20'-0 1/4"
2-Hall	10'-1 1/8"
2-2-Hall	13'-1 1/8"
2-Walkway	13'-1 1/8"
3-Bupper	9'-1 1/8"
Septic/Sewer	XXXXX



LAND USE PERMIT

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

Tax ID # 211770014

Address of Structure 357 S 7900 E.

Name & Address of Owner/Owners Rev Builders

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9.23.2024

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: 35 max height
from natural grade. ^{requirements} ~~Don't say~~ to follow highway
Ordinance.

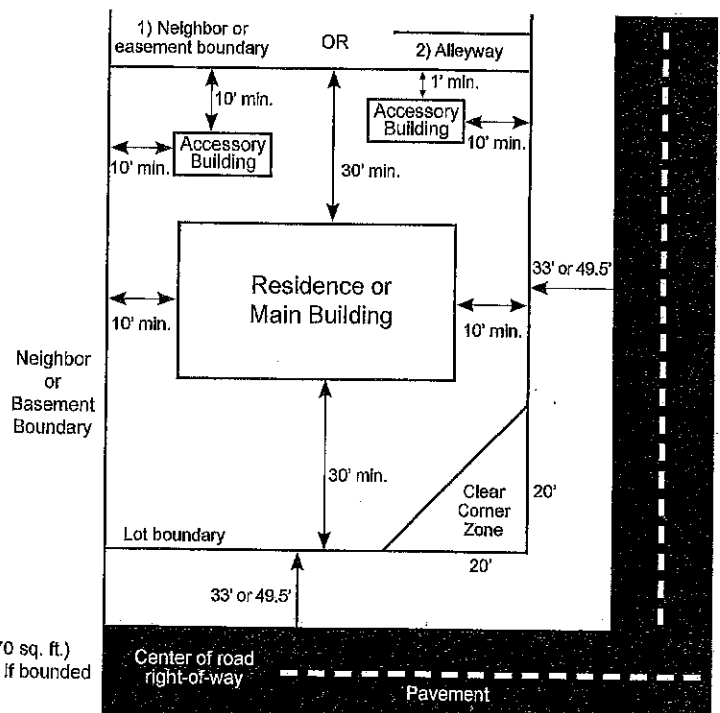

Huntsville Planning Commission Chairman

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. *Detours Building - ??*

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.

E. Short-term rentals, vacation rentals, transient lodging of less than 90 days, and similar short-term occupancy are prohibited in all buildings and units in the C-1 zone except for approved Bed and Breakfasts and those transient lodging units that were approved prior to 2025.

15.8.3 Permitted and Conditionally Permitted Uses Within the Commercial Zone (C-1)

Uses in the C-1 zone shall be as set forth in Table 15.8.4. Uses identified as permitted are allowed subject to compliance with the standards of this chapter. Uses identified as conditional uses may be approved only upon a finding that the proposed use remains compatible with the purpose of the C-1 zone and with all applicable conditional use standards of this Title. Uses not specifically listed may be determined by the Town Council to be substantially similar to permitted or conditional uses where consistent with the purpose of the C-1 zone.

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

Farmers market / seasonal market	C	Subject to temporary-use, event, parking, traffic, and operational standards
Mixed-use development	P	Subject to Section 15.8.5
Residential unit as part of mixed-use only	P	Must be attached, above, behind, or subordinate to commercial frontage
Single-family residential as a stand-alone use	N	Prohibited in C-1
Multifamily residential as a stand-alone use	N	Prohibited in C-1
Ground-floor residential on primary street frontage	N	Prohibited
Bed and breakfast / inn	C	
Hotel / motel / transient lodging	N	Prohibited
Storage, Indoor, Commercial	C	See 15.8.2.B

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

- as a mixed-use property. No other mixed-use combinations are permitted.
- C. Mixed-use eligibility in the C-1 zone shall apply only to parcels lawfully zoned C-1 as of December 31, 2025, unless otherwise expressly authorized by a subsequent legislative amendment of the Town.
- D. For purposes of determining maximum mixed-use allowance in the C-1 zone, eligibility shall be based on C-1 parcels lawfully existing as of December 31, 2025. Parcel consolidation, lot line adjustment, replatting, or common ownership occurring after that date shall not, by itself, increase the maximum mixed-use allowance otherwise permitted under this chapter.
- E. Any assembled, consolidated, or replatted site in the C-1 zone shall remain subject to all applicable frontage, scale, parking, access, pedestrian connectivity, architectural compatibility, Historic Core, and site-capacity standards of this chapter.
- F. Commercial uses shall be located on the ground floor and occupy the primary street frontage or a clearly defined pedestrian route. Residential uses shall be attached and be located above or otherwise subordinate to the commercial frontage. Ground floor commercial shall occupy at least 60% of the building frontage, measured as linear frontage along the primary street or front access, and be designed and constructed for occupancy by commercial tenants, not residential conversion.
- G. A mixed-use building may be divided into individually owned units, allowing for separate sales and ownership while sharing common elements. In such arrangements a mandatory owners association or a homeowner's association (HOA) shall manage the building and the cost allocation. Mixed-use projects proposing separate ownership of residential units and commercial spaces shall comply with applicable subdivision and condominium platting requirements under Utah law. Approval of mixed-use projects shall not by itself authorize separate conveyance of units or commercial spaces unless the project has been platted or otherwise approved in accordance with applicable subdivision regulations.
- H. **Residential Density Limits** Residential density will be graduated based on size of parcel as stated below:

- No residential units for parcels smaller than 0.12 acres
 - For parcels **up to 0.25 acres in size**: A maximum of 1 residential unit
 - For parcels between 0.25 and 0.5 acres in size allow up to 2 residential units.
 - For parcels **0.5 acres or larger**: A maximum of 2 residential units per **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.

15.8.6 Historic Core Standards

A. Purpose. The purpose of the Historic Core Standards is to preserve and strengthen Huntsville's traditional town-core pattern, encourage adaptive reuse and compatible reinvestment, protect walkability and pedestrian scale, and ensure that new development, additions, and replacement buildings remain compatible with the established character, lot pattern, and built form of the Historic Core.

B. Applicability.

1. The standards of this section shall apply to properties identified by the Town as part of the Historic Core within the C-1 zone.
2. Where the provisions of this section conflict with other provisions of the C-1 zone, the Historic Core Standards shall govern.
3. These standards are intended to apply within the existing C-1 zone and shall not be interpreted as creating or expanding a separate zoning district.

C. Traditional Town-Core Pattern.

1. Development within the Historic Core shall reinforce the traditional pattern of smaller scale buildings, pedestrian-oriented frontage, and close relationship between buildings and the street.
2. Existing lawful building placement, frontage rhythm, and irregular lot patterns may be recognized and preserved where consistent with public health and safety.
3. New development shall avoid suburban, highway-commercial, or parking-dominated site design that would disrupt the traditional form of the Historic Core.
4. Parcel consolidation, site assembly, or replatting within the Historic Core shall not be used to justify a building form, unit count, frontage pattern, or site design inconsistent with the established smaller-scale, pedestrian-oriented development pattern of the district.

15.8.7 Front Yard Regulations / Build-to Requirements

A. No front yard required setback except for outdoor dining and leisure/gathering spaces are encouraged within a flexible ten-foot (10) setback.

B. Primary building entrances shall face the street on which the property fronts, except where the Town finds that an alternative orientation better supports site design, pedestrian circulation, or compatibility with adjacent development.

C. 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

of ten (10) feet. Screening, buffering, or other mitigation measures may be required to reduce impacts related to building scale, lighting, noise, service functions, parking, traffic, or operational activity.

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

D. Rear-yard design in the C-1 zone shall provide appropriate access, service functions, screening, and pedestrian circulation without undermining the commercial character or pedestrian accessibility of the site.

15.8.10 Height and Story Regulations

A. No building or structure in the C-1 zone shall exceed thirty-five (35) feet in height, or two and a half (2 ½) stories, unless the height is for a unique architectural feature(s), recommended by the Planning Commission and approved by the Town Council. The unique structure's height cannot exceed forty (40) feet, be no greater in area than 150 sq. ft. each and no greater in length than twenty (20) feet each (e.g., bell tower, etc.) There shall not be more than two (2) unique structures per acre. Flat roof buildings shall not exceed two (2) stories or twenty-four (24) feet, whichever is greater. (Do we want to restrict flat roof buildings?)

B. Buildings in the C-1 zone shall be designed so that height, stories, and building mass remain compatible with Huntsville's scale and do not create an overbuilt or overly urban form inconsistent with the Town's character.

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

15.8.11 Coverage Regulations

A. Maximum lot coverage in the C-1 zone shall not exceed fifty percent (50%).

B. The maximum lot coverage established in this section shall apply to all principal buildings, accessory buildings, and other covered structures, except

as otherwise provided by this Title.

C. Compliance with the maximum lot coverage requirement shall not relieve any development from meeting the applicable standards of this chapter related to frontage, access, pedestrian connectivity, parking, landscaping, screening, drainage, buffering, or other site-design requirements.

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

Huntsville's commercial areas and shall avoid long, unbroken walls or flat, undifferentiated facades.

E. Transparency and Blank Walls.

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

F. Materials.

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

G. Roof Forms and Weather Protection

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

H. Colors.

1. Exterior colors shall be muted, natural, or earth-toned and shall be

compatible with the 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.

B. General Parking Approach.

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

B. Parking Location.

1. Parking shall be located to the side or rear of the principal building where feasible.
2. Front-yard parking may be allowed where site design, circulation, or access makes a reasonable alternative impracticable.
3. No development in the C-1 zone shall be arranged so that parking becomes the sole or dominant visual feature of the street frontage.
4. 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, etc.

C. Shared Parking.

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

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

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.

15.8.15 Lighting, Noise, Outdoor Activity and Special Events

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

B. Lighting.

1. All development in the C-1 zone shall comply with the Town's lighting ordinance and Dark Sky principles.
2. Lighting in the C-1 zone shall be fully shielded and designed to minimize glare, light spill, and excessive brightness.
3. Jelly lights or string lights, etc., shall only be lit during (holiday dates), during an event such as a wedding or reception, or operating hours of the business. The lights cannot be animated, i.e., blinking, color changes, etc.
4. Lighting shall be directed downward and located so as to protect adjacent properties, public streets, and the night sky.
5. Lighting for parking areas, vehicle circulation, storefronts, entrances, walkways, and pedestrian areas shall provide safety and visibility without creating excessive brightness.

C. Noise and Operational Compatibility.

1. Uses within the C-1 zone shall be operated to minimize adverse noise impacts on adjoining properties, public streets, and residential areas.
2. Outdoor amplified sound, outdoor speakers, and late-night outdoor activity must be conducted between the hours of 8 AM and 10 PM. Mechanical equipment, loading and service functions, and other operational features shall be limited, screened, timed, or conditioned as necessary to maintain compatibility with surrounding uses and residential zones.
3. Mechanical equipment, refuse collection activity, deliveries, and service operations shall be located and managed to reduce noise and disruption to nearby properties and pedestrian areas.

D. Outdoor Activity and Outdoor Seating.

1. Outdoor seating, dining, gathering, market activity, or similar outdoor

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

LAND USE SUMMARY

September 9, 2026

This summary describes how Huntsville Town's ("Town") current land use regulations may apply to certain activities occurring on two parcels (Weber County Parcels 201690001 and 201690002) (collectively, the "Property") located in the Town's Residential R-1 zone. Although the presented situation identifies uses that may exceed the boundary of one or more of the permitted uses identified herein, the Town's land use regulations (the "Town Code") expressly permit use of the Property as a private, member-only park and/or recreation facility.

I. Assumed Facts.

The Powder Haven Owner's Association ("HOA") is using the Property, which is located in the Town's Residential R-1 zone, to operate a member-only park and recreation facility with related amenities, together with off-street parking on the driveway serving the Property, which driveway is used solely by members using the Property and those amenities. Additionally, the HOA is providing shuttle transportation for its members to and from the Property and there is some level of food and beverage service being provided to the HOA members while using the recreational amenities on the Property. The following uses are being conducted on the Property: shoreline recreation, paddle board use, beach chairs, umbrellas, member parking on the Property's driveway, shuttle transportation, incidental food and beverage service, gathering areas, and limited special events conducted pursuant to special event permits issued by the Town. Additionally, the record owner of the Property, Powder Beach, LLC, allows the HOA to use Property without charging any rent, service fee, or other charge for such use, whether directly or indirectly.

II. Review Framework.

Utah law expressly indicates that the Town's ordinances should be strictly construed in favor of allowing a property owner's desired use, since such ordinances are in derogation of an owner's common law right to the unrestricted use of land. *Carrier v. Salt Lake County*, 104 P.3d 1208, 1216-17 (Utah 2004), see also *Brown v. Sandy City Bd. Of Adjustment*, 977 P.2d 207 (Ct. App. UT 1998).

Similarly, Section 10-20-901 of the Utah Municipal Land Use, Development, and Management Act sets forth a standard pursuant to which a land use authority is to "apply the plain language of land use regulations." That standard states "if a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application."

The Property lies in the Town's R-1 Residential Zone, established by Title 15 of the Town Code. The Town's Acceptable Uses by Zone table sets forth whether a use is permitted, conditional, or prohibited. Table 15-1 classifies "Parks, Private" as Permitted in R-1; "Recreation and athletic

facilities” as Permitted in R-1; “Parking lot” as Not Permitted in R-1; “Recreation, public” as Not Permitted in R-1; “Transportation/Shuttle Services” as Not Permitted in R-1, and “Restaurant, Full Service” as Not Permitted in R-1. See Town Code, Table 15-1, *Acceptable Uses by Zone* (rev. & adopted May 1, 2024). In addition, the Town’s Acceptable Uses identify “Accessory Building, Private” as Permitted in the R-1 Zone. See Town Code, Table 15-1, *Acceptable Uses by Zone* (rev. & adopted May 1, 2024).

III. Summary.

a. Recreation Use

Based upon the information provided by the Town, the HOA uses the Property as a seasonal summer recreational amenity associated with the recreational season at Pineview Reservoir. “Parks, Private,” which Table 15-1 identifies as a permitted use in the R-1 zone, could reasonably apply to the HOA’s use of the Property. “Park” is not defined in the Town’s land use regulations but is commonly defined to be an area with lawn used for games and recreation. However, “Private” is defined in Title 0 of the Town Code as “for use by the occupant, his friends, and guests, and not for the purpose of remuneration, hire, or sale, or any other commercial use nor use by an ad hoc informal association or group for the purpose of circumventing this limitation.” Because the primary use of the Property appears to be paddle board use, shoreline recreation, a playing field and gathering areas, the Property could reasonably fall within the definition of a park. A lot whose primary use is for open space, picnic, play, recreation, and similar member amenities would likely and reasonably fall within the definition of a park. If only HOA members and their guests may use the Property, and the Property is not held open to the general public, such use would therefore be private rather than public, and not for hire, sale or commercial use.

Table 15-1 independently identifies “Recreation and athletic facilities” as permitted in the R-1 zone. However, such term is not defined by Title 0. Also, the Town Code does not distinguish this permitted use category as required to be public or private. The HOA is using the Property primarily for land, water, and shoreline recreation, including boat and paddle board use and beach chairs and umbrellas. The Town Code does not define “recreation,” but a reasonable reading would suggest that uses such as paddle boarding and other shoreline recreation are allowed under the “recreation” permitted use. Even if the amenities on the Property facilitated structured rather than passive recreation—for example, a sport court or similar facilities similar to those on a variety of residential properties in the R-1 zone—through the allowance of “recreation and athletic facilities,” the use table supplies a second permitted-use category for the HOA’s primary use of the Property. Moreover, because Table 15-1 intentionally uses the term “private” as a limiting or qualifying factor for certain allowed uses in the R-1 zone (i.e. “Accessory Building, Private,” and “Fishing Ponds (Private or Public”), the failure to qualify the “recreation and athletic facilities” use to “private” suggests that the language in the Town Code (i.e. “not for the purpose of remuneration, hire, or sale, or any other commercial use”) defining “private” facilities is inapplicable to the

“recreation and athletic facilities” on the Property so long as such use does not extend to “public recreation,” which use is expressly disallowed in the R-1 Zone pursuant to Table 15-1.

b. Parking Lot

A gravel driveway exists on the Property where a limited number of members and guests can park their vehicles. Title 0 of the Town Code defines “Parking Lot” as an “open area, other than a street, used for parking more than four automobiles and available for public use (underline added), whether free, for compensation, or as an accommodation for clients or customers designed so that access to the parking spaces in the lot is by means of private interior roadways or alleys and not be direct access from a public street.” The Town Code separately defines a “Parking Space” as a space within a building, lot, or parking lot for parking or storage of one automobile. The private HOA parking area restricted to members and guests is not “available for public use” and, therefore, the driveway area used by the HOA reasonably falls outside the definition of “Parking Lot.”

Regardless, it appears that any parking area on the Property is accessory and ancillary to the recreation use. Although the Town Code does not define “Accessory Use,” it does define “Accessory Structure or Building” in Title 0 as a subordinate structure “the use of which is incidental and accessory to that of the main structure....” An “Accessory [Structure or] Building, Private” is a permitted use in the R-1 zone. It appears from the facts presented that the primary use of the Property is not a parking lot or parking structure, and that any parking is ancillary and accessory to the recreational use. The Town’s definition and permitted use of Accessory Structure or Building in the R-1 zone is informative for reviewing the Town Code. A reasonable review of the Town Code would suggest that a non-public area for parking member-only vehicles does not fall within the definition of a prohibited “Parking Lot.”

It is important to note that other portions of the Town Code address parking requirements. The table contained in Section 15.23.3 of the Town Code, *Parking Space for Non-Dwelling Building Uses*, provides that, “Where uses are not specifically listed above, the Parking Requirements shall be recommended by the Huntsville Town Planning Commission and established by the Huntsville Town Council based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses.” That table lists various types of businesses with requirements for parking, and the catch-all language contemplates “similar requirements of like businesses.” However, the HOA does not operate as a business, it operates solely for its members and their guests by, at least in part, providing and maintaining common area amenities, so Section 15.23.3 arguably does not apply in this situation.

c. Transportation/Shuttle Services

The HOA provides shuttle services for its members and guests to and from the Property. Table 15-1 of the Town Code lists “Transportation/Shuttle Services” as not permitted in the R-1 zone. However, the Town’s Title 0 definitions do not define “Transportation/Shuttle Services,” leaving

a question as to when ordinary vehicular access or incidental member transportation becomes a prohibited land use.

The intent of this prohibition is to restrict a property owner from operating a fleet of shuttles or taxis in the R-1 zone. This summary assumes the HOA shuttle service operates from a parcel outside of the R-1 zone (and maybe even outside of the Town), offers drop off/pick up service to the Property for members only, and does not store, fuel, or service vehicles on the Property. If the shuttles are owned by the HOA, this use would be a private entity using vehicles owned by the private entity to drive the owners of that private entity to and from its respective property. Alternatively, this could be viewed as something more akin to a taxi or ride share service picking up or dropping off an individual at their residence. A reasonable reading of the land use regulations would be a private shuttle service based outside of the R-1 zone may drop someone off in any residential or other zone in the Town. Otherwise, all Ubers, Lyfts, taxis, and other ride services would be prohibited from picking up or dropping off patrons within many areas of the Town.

This summary also assumes that the shuttle vehicles arrive at the Property for the permitted private park or recreation facility uses, and that the Property may also receive members by automobile, rideshare, taxi, van, or similar conveyance. The Town Code does not define "Transportation/Shuttle Services," and the use table does not state that every recurring passenger pickup or drop-off converts the destination property into a transportation use. Thus, the Town's land use regulation can be reasonably understood to allow in the R-1 zone the periodic or scheduled member-only van that enters the Property solely to discharge or collect members—without being based, stored, or serviced there—as an incidental and accessory access activity implied in the allowed use of the Property rather than a separate principal "Transportation/Shuttle Services" operation and land use.

d. Restaurant

The HOA may provide some level of food service to the HOA members while they are recreating on the Property. In their June 21, 2026 communication, the concerned residents of Huntsville correctly state that a "Restaurant, Full Service" is not permitted in the R-1 zone. However, the definition of "Restaurant" in Title 0 is "an establishment whose primary business (underline added) is the selling of unpackaged foods to the customer..." It does not appear that the HOA's primary business can reasonably be characterized as the selling of unpackaged food and, therefore, the use would not fall within the definition of "Restaurant." The fact that there is food present at the Property does not by itself convert the principal use of the Property into a restaurant.

It is also worth noting that under Table 15-1, "Restaurant, Fast Food" is also not permitted in the R-1 zone. Table 15-1 defines "Restaurant, Fast Food" as "an establishment offering quick food service, which is accomplished through a limited menu of items already prepared and held for service or prepared, fired or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customers table, and food is generally served in disposable wrapping or containers." This definition does not have the same primary business requirement.

Depending on the specific facts of the food service provided to members, the use may or may not fall into this definition of "Restaurant, Fast Food." Regardless, the food service appears to be ancillary and accessory to the primary recreational use and therefore allowed. In this regard, please note that pursuant to the Town Code, a "Food Truck" could be located on the Property as a conditional use (See Table 15-1, "Food Truck"), which indicates that an absolute prohibition on any commercial food service in the R-1 zone was not intended.

IV. Conclusion and Limitations.

Based on the current status of the Town Code, this summary concludes that the Town's land use code allows the Property to be used by the HOA located in the R-1 lot as a private, member-only park and recreation area because those uses are expressly permitted.

The summary of the Town Code may be different or need to be revised if the use is or becomes different from those facts assumed herein. A stand-alone parking lot open to the public is expressly prohibited, but parking genuinely accessory to the private park and recreation use has substantial support in the Town Code. A transportation or shuttle service operation based at the Property is prohibited because "Transportation/Shuttle Services" is expressly not permitted in the R-1 zone; however, member pickup/drop-off without the staging of transportation facilities or vehicle servicing is more defensible as incidental access similar to taxis or rideshare services provided to residents in the R-1 zone generally. Food and beverage service likewise depends on the operational character: the provision of refreshments and snacks to members of the HOA and their guests, whether included in HOA dues and assessments or paid for separately, that also remains subordinate to the recreational use can reasonably be characterized as an accessory-use; however, separate sales as a primary use or a full-service restaurant-like operation may conflict with the R-1 zone's prohibition on restaurants.

This summary is intended to assist the Town in reviewing the Town Code considering the current use of the Property under the facts assumed herein. Please be advised, however, that this summary does not constitute a legal opinion and is not intended to guarantee or warranty the outcome of any legal dispute that may arise in the future with respect to the Town Code.



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Treasurer

Melissa Knowles

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Bill Morris

September 17, 2026

LETTER TO PLANNING COMMISSION

RE: Letter requesting the Planning Commission to initiate the rezone of the United States Post Office parcel, Chevron parcel and American Legion parcels from C-1 to C-2.

Dear Planning Commission:

Thank you for your tireless efforts in helping our residents with land use Applications and planning. We are grateful for your input and appreciate all your time spent on behalf of Huntsville Town.

Since the C-2 zone has been updated to reflect building construction standards, the Town Council would like to request the Planning Commission initiate a rezone of the United State Post Office parcel #240180015, the Chevron parcel #240180042 and the American Legion parcel #240180004.

Currently the Post Office Parcel and the Chevron parcel are located in the C-1 zone, and the Town Council would like to see these commercial parcels be rezoned to the C-2 Zone (Commercial Highway).

Although the American Legion was rezoned in February of 2024, the action didn't include a parcel description and an ordinance. Both the parcel description and ordinance are required for the rezone. The Town Council would like to officially rezone the American Legion at the same time we are moving both the Post Office and Chevron parcel to the C-2 zone.

We look forward to seeing this item progress through the agendas.

Sincerely,

The Huntsville Town Council

PC Meeting 9.23.26
Atch # 8