

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

MEETING DATE: January 15th 2026
PLACE: Huntsville Town Hall
 7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens:

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

2- Oath of Office administered to William Vandertoolen. (See Attachment #1)
 Administered and attested by Shannon Smith, Town Clerk.

3-Approval of minutes for Planning Commission meeting December 11th 2025.
(See Attachment #2)

PCM Poulter motioned to approve the minutes from December 11th 2025. PCM Ahlstrom seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

4-Approval of minutes for Planning Commission Work Session January 6th 2026.
(See Attachment #3)

PCM Larsen motioned to approve the amended Work Session minutes from January 6th 2026. PCM Poulter seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

5) Motion to close public meeting and open public hearing

Chairman Endicott motioned to close public meeting and open public hearing.
PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

6- Public Hearing on Ordinance 2025-7-23; Amendments to Title 15.24- RC Zone (See Attachment #5)

Chairman Allen thanked all the planning commission for the work they have put into this ordinance. He explained that the Planning commissions role is to recommend for approval to the Town Council. The changes to this Zone reflects the property, and should not reflect a business etc. Chairman Endicott, reminded the audience that the public hearing is a place for the pubic to comment and the planning commission to listen and address questions/ comments after the public hearing has closed.

Resident Blake , Thanked the Planning commission for all their work on this Ordinance. He commented on some of the wording in the Ordinance being tailored to Powder Mountain. He

expressed concerns about increased traffic and the appearance of catering towards a business that does not necessary have a vested interest in the character of the Town.

Resident Dawson Hedges, had concerns and questions about a hotel being constructed on the Powder Mountain property in Town. Traffic and noise were some of the issues he voiced concerns about.

Resident Jeff Keeney, requested printed copies of the new and old ordinance.

Resident Rod Layton, voiced opinions on the issues of sheriff's response to the area. His opinion was that there would not be an increased presence due to complaints about noise on the property.

Resident Carol Stoker, voiced similar concerns as well as increased traffic/ access to the cemetery.

Resident Hillary Evans, Also voiced concerns about impact on the town.

Resident Sandy Hunter, commented on the impact of powder Mountain staying in the R-1 Zone and conditional uses be placed on the R-1 Zone, which would affect all Town Residents. She questioned whether the residents would be in support of this. Hillary Evans commented that she would not be in support of needing to get permission to hold large gathering at their home.

7- Motion to close Public hearing and open regular planning meeting

PCM Poulter motioned to close Public hearing and open regular planning meeting

PCM Larsen seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

8- Discussion and/or action on Ordinance 2025-7-23; Amendments to Title 15.24- RC Zone (See Attachment #5)

TCM Hunter commented that currently a Hotel is not up for discussion and it has never been presented to the Town. She went on to explain that the options before the Town are to allow Powder Mountain to remain in the R-1 Zone and set limits in that Zone to mitigate unwanted activity or re-zone to the RC Zone like the neighboring Boat Club and make the needed adjustments relevant in that Zone.

Chairman Endicott commented that the way the Town can control use is to put Conditional use in the code and through a development agreement. PCM Larsen commented that Hotels are not listed as allowable on any Zone.

TCM Hunter explained that the intent of the Town Council is that if Powder Mountain does apply for a re-zone there will still be an development agreement in place so the Town is clear on the intent for the property.

Resident Starr Primm, questioned the Planning commission on a previous conversation about swimming pools being allowed on a residential lot without a home. At this time the Planning Commission is not actively work on this, but desires to in the future. Hilary stated that she asks that the planning commission do what they can to “box in” Powder Mountain (PM). PCM Poulter stated there where several places in the proposed ordinance that clear limits and restrictions were laid out. Chairman Endicott also commented on the need for PM to apply for special event permits from the town.

PCM Larsen mentioned a few edits to correct. TCM Hunter and PCM Vandertooleen made additional recommendations.

Chairman Endicott motioned to recommend approval to the Town Council for Ordinance 2025-7-23; Amendments to Title 15.24- RC Zone. PCM Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

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

9-Discussion and/or action recommendation for Lot Consolidation for Ski Town Venture (Hyde’s) Parcels 24-011-0045, 24-011-0043 and 24-011-0041. (See Attachment #6)

The Jeff and Dakota Hyde were present to speak on behalf of this application for consolidation. Dakota reviewed the parcels that they desire to consolidate. The consolidation will allow for the buildings on the property to avoid the current encroachment issue. These properties are aa C-1.

PMC Poulter motioned to recommend approval for Lot Consolidation for Ski Town Venture (Hyde’s) Parcels 24-011-0045, 24-011-0043 and 24-011-0041. PCM Larsen seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

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

10) Discussion and/or action of Land Use Permit, new home build for CW Land, Sage Lot 20 Parcel # 211770024, 235 S 7900 E.(See Attachment #7)

No representation was present from CW. The wetlands and setbacks were discussed as well as the height and the lighting ordinance.

PCM Vandertooleen motioned to recommend for approval the Land Use Permit new home build for CW Land, Sage Lot 20 Parcel # 211770024, 235 S 7900 E. PCM Ahlstrom seconded the motion, with the conditions of the height and lighting. All votes Aye. Motion passes. Votes are reflected below.

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

11- Sandy's TC Updates- No Updates, just that the agreement was signed for the new city to use the Town Hall building.

12-Public Comment-

Carol questioned if the homes in Sage meet the Town Lighting Ordinance.

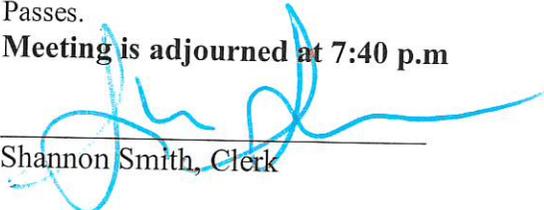
Starr Primm- Thanked the PC for the work on the Ordinance. She is interested in strengthening the R-1 Zone, in regards to recreation facilities with pools with being prohibited in the R-1 Zone.

13-Chairman's Remarks. Chairman Endicott thanked all for the discussion and the work the PC has done. As well as thanking the public for their thoughts and comments.

14-Motion to adjourn.

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

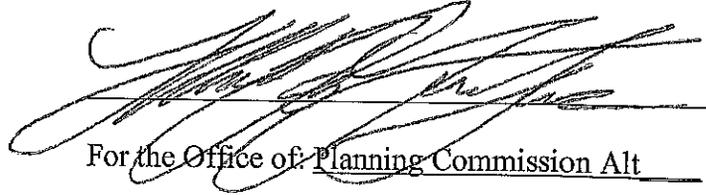
Meeting is adjourned at 7:40 p.m


Shannon Smith, Clerk

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

OATH OF OFFICE

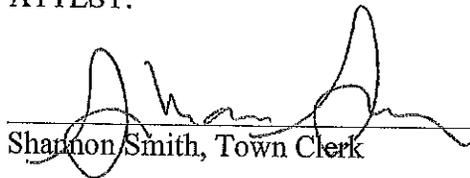
“I do solemnly affirm that I will support, obey and defend the Constitution of the United States and the constitution of this State, and that I will discharge the duties of my Office with fidelity.”



For the Office of: Planning Commission Alt

Subscribed and sworn to before me this 15th day of January, 2026.

ATTEST:



Shannon Smith, Town Clerk

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

MEETING DATE: December 11th 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: None were present

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

2-Approval of minutes for Planning Commission meeting October 25th 2025.
(See Attachment #1)

PCM Larsen motioned to approve the amended minutes from October 25th, 2025. PCM Ferre seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ferre
<u>NAYS:</u>	

3-Administration of the oath of office for new planning c=Commission member , Brent Ahlstrom
(See Attachment #2)

Conducted and attested by Shannon Smith, Town Clerk.

4-Discussion and/or action Land Use Permit for new Home, Rev Builders, Sage lot #2, 238 S 7900 E, Parcel #211770002 (See Attachment #3)

PMC Poulter commented on the record that the lights need to be per ordinance as well as the height requirement.

PCM Poulter motioned to approve the Land Use Permit for new Home, Rev Builders, Sage lot #2, 238 S 7900 E, Parcel #211770002, with the conditions that lighting and height follow Huntsville Town Code. PCM Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Larsen Commissioner Poulter Commissioner Ferre Commissioner Ahlstrom
NAYS:	

5- Discussion on Ordinance 2025-7-23 (See Attachment #4)

The PC discusses the pros and cons of changing the Zone. PCM Poulter questioned the term "current parcels". She also questioned what Powder Mountain (PM) is in process of, Currently the Development Agreement (DA) is the only item the Town is working on with Powder Mountain.

PCM Larsen commented that the term "current parcels" be changed to General Plan. TC Hunter mentioned a change on page 1. The PC moved on to page 3, the discussion of removing the term commercial enterprise, and defining outdoor recreation.

Chairman Endicott commented at looking at the possibility of including in the DA allowing the residents of Huntsville Town to eat at the restaurant PM is looking to operate on the property. This topic came up in previous meetings with the public and it would be a way to build a healthy relationship with he Town.

The PC continued its discussion on page 4 about camping and updating other definitions. The definition of "Special Event" was discussed as well as noise, capacity and parking. Shannon will look into crafting a definition for this to present at the next meeting.

Permitted and conditional uses were then discussed.

6- Discussion on the 2026 meeting schedule (See Attachment #5)

7- Sandy's TC Updates

TCM Hunter mentioned that the TC is passing new procedure/written policy regarding comments in public meetings.

8-Public Comment. There were none.

9--Chairman's Remarks. Chairman Endicott thanked all for the discussion. And wished all a Merry Christmas.

10-Motion to adjourn.

PCM Ahlstrom made a motion to adjourn the meeting. All votes Aye. Motion Passes by acclamation.

Meeting is adjourned at 8:08 p.m.

Shannon Smith, Clerk

DRAFT

PC Meeting 1.15.24
Attn #3

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

MEETING DATE: January 6th, 2026
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 12:00 p.m.

NAME	TITLE	STATUS
Allen Endicott	PC Chairman	Present
Jeff Larsen	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
John Henderson	Planning Commissioner	Present
Brent Ahlstrom	Planning Commissioner Alt.	Present
Will VanderToolen	Incoming Commissioner	Zoom
Sandy Hunter	Town Council Member	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens :Jeff Keeney, Rex Harris

**Ordinance 2025-7-23, amendments to Title 15, An Ordinance of Huntsville
Town, Utah, amending the Huntsville Town Title 15.14 (RC Zone)**

Chairman Endicott welcomed the PC to the work session and public meeting. Allen commented on the documents PCM Henderson presented via email and are included as part of the packet for the meeting. The PC picked up the discussion where they left off on working through the document. Camping continued to be a topic the PC refined. The topic of the Boat club being grandfathered in, Chairman Allen suggested that the TC include a letter stating that the Boat Club under current ownership would be allowed to function as they have been. And new functions or new ownership would need to follow any current code.

PCM Ahlstrom comments that there is a need to limit the number of camping sights that are allowable. The desire to keep the number of spots allowable for camping similar to what the Boat club currently has. The Number of 5 per acre was agreed upon. PCM Poulter commented on the parking. There was a continued discussion on what parking would be allowed.

PCM Ahlstrom made the comment that the Town needs to make sure they are crafting code, specifically the RC Zone, in the best interest of the Town. PC Comments were made that currently Powder Mountain's operations would be better suited and regulated outside the R-1 Zone it is currently in. Incoming planning member, Will VanderToolen, commented that the shuttles PM are running are in violation of the current code/ Use table. He also questioned what benefit it would be to the Town to allow shuttles when they are not currently allowed. The PC commented shuttles can be a benefit.

Shannon commented that there is also a Development Agreement in process with PM and Huntsville. This DA should address some issues the PC is expressing. TCM Hunter suggested decreasing to 4 camp sites per acre. It was agreed upon.

Private recreational facilities was discussed as well as special events. The PC discussed a number of people on the property that would qualify as a special event. The number of 40/acre was suggested and seemed agreeable with the PC.

The PC moved onto the amplified sound issue. It was split with the group on whether or not this was appropriate and or enforceable. Consensus was to allow amplified sound but include a dBA limit as a guideline. It was agreed that lighting be in line with dark sky.

Camping was discussed and the way the PC would like to limit camping in the RC Zone. Chairman Endicott brought up the idea to limit use of property in the RC Zone to either Private Recreational Club/ Organization (member based) OR Private camping (member based). TCM Hunter agreed, allowing an entity to operate in one or the other but NOT both on the same property. Also adding definition to outdoor recreation was addressed.

It was discussed that a clean copy sent out before the next meeting, for the PC to review. There will be a Public Hearing at the next meeting on this Ordinance.

^{Endicott}
Chairman ~~Allen~~ called on resident Jeff Keeney who had a suggestion about looking at the buildable area of a property. The Town does not have a great procedure for looking at this.

Motion to adjourn.

^{made}
PCM Larsen ~~made~~ a motion to adjourn, PCM Henderson seconded.

Meeting is adjourned at 2:00 pm

Shannon Smith, Clerk

HUNTSVILLE TOWN
ORDINANCE NO. 2025-7-23

AMENDMENTS TO TITLE 15.14 – RC ZONE

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING
THE HUNTSVILLE TOWN TITLE 15.14, ~~15.16, TABLE 15-1~~
~~ACCEPTABLE USE AND DEFINITIONS;~~

WHEREAS, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah.

WHEREAS, Utah Code Annotated §10-8-84 and §10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the Utah Code Annotated, 1953, as amended, enables the Town to regulate land use and development;

WHEREAS, the Huntsville Town Council desires to update the Recreation Zone (RC-1) to accurately reflect the desired use of the ~~current parcels;~~ General Plan

~~WHEREAS, the Huntsville Town Council desires to amend the Residential Zone (R-1) to prioritize single family dwellings;~~

~~WHEREAS, the Huntsville Town Council desires to amend Table 15-1, the Acceptable Use Table, limiting the Commercial Zone (C-1) to home occupation and emphasizing commercial use for the benefit of the Town;~~

~~WHEREAS, the Huntsville Town Council desires to update the Chapter 15.4, Conditional Uses, to come in compliance with the Utah State Code;~~

WHEREAS, the Huntsville Town Council desires to add the definitions, permitted and conditional uses, and special regulations in the Recreational Zone of “Private Recreational Club” to the definitions of the Huntsville Town Municipal Code which will help to preserve the natural landscape in the zone, and to mitigate negative impacts to the R-1 Zone

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on the 23rd of July, 2025, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on the 26th of August, 2025;

Commented [BE1]: Show code reference

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on the 4th of September, and desires to act on this Ordinance;

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

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

Section 2: Amendment. The Huntsville Town Municipal Code is hereby amended to read as follows:

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

Section 2: Amendment. The Huntsville Town Municipal Code is hereby amended to read as follows:

15.14 RECREATION ZONE RC

- 15.14.1 Purpose.
- ~~15.14.2~~ ~~Definitions.~~
- ~~15.14.3~~ ~~Permitted Uses.~~
- ~~15.14.4~~ ~~Conditional Uses Area Regulations.~~
- ~~15.14.5~~ ~~Special Provisions.~~

15.14.1 Purpose.

The Recreation Zone (RC) is established as a Zzone in which the primary use is for recreation, including private member-based seasonal recreational purposes clubs or camps- and operated by a private member-based organization that is not available for use by the general public, or paying public, or as a commercial venture enterprise (i.e., private seasonal recreational camps). The purpose of the Recreation Zone (RC Zone) is to provide suitable areas that will accommodate the need for private recreation and it's associated uses, some of which may have an environmental impact requiring a Conditional Use Permit after public review and/or special regulations.

The objectives of the ~~RC~~Recreational Zone RC are:

- A. to promote the use of the land for private fishing and recreational purposes.
- B. to facilitate the conservation of water and other natural resources.
- C. to preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone.

In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Recreation Zone RC.

15.14.2 Definitions These definitions only apply to this Chapter, Title 15.4

- A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.
- B. "Accessory Structure or Building" means a subordinate structure detached from but located on the same lot as the main structure, the use of which is incidental and accessory

to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or structure. i.e not a secondary structure

- C. “Campground” means a private open area with sanitary facilities for overnight or camping and may include the overnight parking of camping trailers, tents, tent trailers or other vehicle types intended for camping purposes.
- D. “Commercial Use” means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
- E. “Conditional Use” means a use or occupancy of a building, or use of land permitted by the Huntsville Planning Commission ~~Town Council~~ subject to certain conditions in accordance with the as a “Special Exception” only when authorized upon issuance of a Conditional Uses Permit and subject to the limitations and conditions specified therein as provided in the Conditional Uses Chapter of this Ordinance, intended to allow compatible integration of uses which may be suitable only in certain locations within a particular zone, or only upon certain conditions and/or design criteria being achieved.

The purpose and intent of Conditional Uses is to allow in certain areas, compatible integration of such uses with conditions that mitigate negative impacts associated with the use as special exceptions but which are related to the permitted uses of in the RC Zzone, in order to allow the use to ~~but which may be suitable and desirable at a~~ only in certain locations ~~in that particular zone due to conditions and circumstances peculiar to that use and/or location by regulating and/or only if such uses as designed, laid out, and construction, operations, traffic, and any other factors~~ on the proposed site, including time, place and manner ~~conditions~~ conditions in a particular manner.

- F. “Dwelling” means a building or portion thereof, which is constructed in compliance with the Town’s adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.
- G. “Permitted Use” means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.
- H. “Private” means for use by the occupant club members, their 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.
- I. “Public” means general public, who, are not members of the organization or club, buildings or uses owned or operated by a branch of the Government or governmental entity and open to the public, such as Libraries, School, Parks, other than private facilities.

J. “Special Event”. Special Event

A pre-planned, temporary gathering or activity hosted by a Private Recreational Club on a

specific date or dates that exceeds the club's customary day-to-day recreational use or daily occupancy limits. Special Events require a Special Event Permit issued by the Huntsville Town Council and are limited to no more than three (3) per calendar year per property. All Special Events shall comply with applicable limitations on parking, noise, lighting, occupancy, and hours of operation

A.K. Outdoor Recreation

Leisure or physical activities conducted outdoors that promote health, enjoyment, or relaxation and occur incidental to the primary recreational use of the property. Outdoor Recreation shall not generate significant noise, traffic, or disturbance and does not include organized sporting events, vehicle based activities, overnight events, amplified sound, or any use requiring a Conditional Use Permit.

15.14.4 Permitted Uses

~~A. Parking of motor homes, travel trailers, and tents~~

~~A. Private Storage of RV, boat or vehicles (move to conditional B.)~~

~~B. Bike Paths~~

~~C. Private Parks~~

~~D. Outdoor Recreation~~

~~A. Boating, water skiing, and other water recreation activities~~

~~A. Fishing~~

~~Private recreation grounds; private picnic areas~~

~~B. Private club facilities for member only recreational and social use, including accessory structures such as bathhouses, pavilions, barns and pools, provided such facilities are not open to the general public and are not operated as commercial enterprises~~

15.14.4 Conditional Uses.

The following uses shall may be permitted only in the RC zone only after issuance of a Conditional Use Permit as provided in Chapter 15.4.

A. Private Recreation Facility:

Commented [BM2]: Is overnight camping allowing by members? How many days in a row? Overnight activities allowed? What other uses or regulations have you missed?

- a. Special Events as defined by 15.14.2 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
- b. Operating hours – not to exceed opening at 8 a.m. and closing at 10 p.m.
- c. Parking – Not to exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking allowed.
- d. Shuttle Service – Shuttles for events and daily activities must be restricted to 100 South.
- e. Noise – ~~No a~~Amplified sound on the parcel Shall not exceed 65 dBA when measures at the edge or the property with the exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- f. Daily ~~Occupany~~Occupancy –Daily occupancy in a 24 hour period can be no more than 40 people per acre. ~~limited to 100 people including staff and members.~~
- g. Night Lighting – Must follow Weber County’s Dark Sky Ordinance.
- h. Dwelling Units – Not permitted in theis RC Zzone.
- i. Business License ~~fromer~~ Huntsville Town shall be required.
- j. Food and beverages~~Drink~~, including alcoholic beverages, shall ~~may only be~~ provided to members-only. Commercial catering or restrant business is not permitted.
- k. Camping not permitted

B. Private Camping:

- a. Noise – No amplified sound on the ~~premises parcel, with the~~ exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- b. Sewer Facilities or trailer dump – is required onsite and must be approved by the Weber Morgan Health Department.
- c. Restroom Facilities are required on the property.
- d. A ~~Ssite P~~plan of campsites must be provided.
- e. Occupancy is limited to the number of campsites.
- f. Parking – limit two (2) vehicles per campsite.
- g. Campers cannot reside on the property for more than 150 consecutive days, May 1st through September 30th.
- h. A Business License ~~from for~~ Huntsville Town shall be required.
- i. Private storage of RV, boat or vehicles
- j. Camping spots limited to 4 per acre

Commented [BM3]: What is this for?

Commented [BE4R3]: The RC zone is frequently used by the public to “turn around” and explore these parcels. The has been a desire expressed to have a vehicle control gate. Since two owners share this access, conditions might be needed to allow both parties to access the gate.

15.14.3 Area Regulations

~~A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum width of one hundred thirty (130) feet.~~

~~B. No single building shall cover more than twenty five (25) percent of the area of the parcel nor be more than twenty five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty five (35) percent of the area of the parcel.~~

~~C. Side and rear yard setbacks for structures will be ten (10) feet from property line.~~

15.14.54 Special Regulations Provisions.

~~A. Motor homes, travel trailers or tents shall be allowed and may be occupied on a permanent basis.~~

~~A. Motor homes, travel trailers or tents may be kept, placed or stored on the premises between October 15th of each year and May 1st of each succeeding year.~~

~~B. There shall be no sewage dump facility permitted in this zone.~~

~~C.A. The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.~~

~~D.B. This zone is not available for use by the general or paying public or as a commercial venture or enterprise.~~

~~C. Usage of the premises is limited to Members, Guests and Staff owners of the Private Club property, which owns or leases a building or property or portion thereof. the use of such premises being restricted to members and their guests. Usage of the premises may occur year—around.~~

~~D. Subletting or leasing is not permitted.~~

~~E. Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.~~

~~F. On-street parking is not permitted~~

15.14.6 Area Requirements.

~~A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum frontage width of one hundred thirty~~

(130) feet.

B. No single building shall cover more than twenty-five (25) percent of the area of the parcel nor be more than twenty-five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty-five (35) percent of the area of the parcel.

C. Side and rear yard setbacks for structures will be ten (10) feet from property line.

E.

15.14.7 CONDITIONAL USES

For the process and procedure for a conditional reference Huntsville Town Code 15.4 Conditional Uses

- 15.4.1 Purpose
- 15.4.2 Conditional Use Permit
- 15.4.3 Review Procedure
- 15.4.4 Determination
- 15.4.5 Basis for Issuance of Conditional Use Permit
- 15.4.6 ~~Appeal~~ Building Permit and Improvement Guarantee
- 15.4.7 Building Permit and Improvement Guarantee
- 15.4.8 ~~7~~ Expiration
- 15.4.9 ~~8~~ Discontinued Use

15.4.1 Purpose

~~The purpose of Conditional Use is to allow a land use that, because of its unique characteristics or potential detrimental effects within a zone, or on adjacent land uses, may be allowed only if certain conditions are required that mitigate or eliminate the detrimental impacts. The intent is to make provision for said uses under conditions and circumstances that pertain to that zone. Since said uses would not normally be permitted in that zone, careful examination and establishment of the conditions for permitting said uses is provided for under these procedures.~~

15.4.2 Conditional Use Permit

~~A Conditional Use Permit shall be required for all uses not specifically listed for a given zone. The Conditional Use Permit shall be approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission. A Conditional Use Permit shall be required for all uses listed a Conditional Uses in the zone regulations. A Conditional Use Permit may be revoked at a later time by the Huntsville Town Council, by the Planning~~

~~Commission, based upon sufficient evidence of failure to comply with the conditions imposed on the permit, or based upon sufficient evidence of other violations of the law, after review and recommendation by the Huntsville Town Planning Commission, upon the permittee's failure to comply with the conditions imposed with the original approval of the permit.~~

15.4.3 Application Procedure

A. ~~Application for a Conditional Use Permit shall be made to the Huntsville Town Planning Commission. A site plan showing details and other requirements shall accompany the completed application forms provided by the Huntsville Town Clerk or Huntsville Town Building Official.~~

B. ~~The application together with all pertinent information shall be considered by the Huntsville Town Planning Commission at its next regularly scheduled meeting. The applicant shall be notified of the date, time, and place of each public meeting.~~

C. ~~The Huntsville Town Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest. The applicant shall be notified of the date, time, and place of each public hearing.~~

15.4.4 Determination

~~After the completion of the review procedure in 15.4.3, the Huntsville Town Planning Commission will pass their decision to recommend or not recommend a Conditional Use on to the Huntsville Town Council. In recommending any Conditional Use, the Huntsville Town Planning Commission shall impose such requirements and conditions necessary to mitigate the reasonably anticipated detrimental effects of the proposed use. The applicant shall be notified of the decision.~~

~~The Huntsville Town Council may adopt, modify, or reject the recommendation of the Huntsville Town Planning Commission and impose any additional conditions that it may deem necessary if granting a Conditional Use Permit.~~

~~The Planning Commission may deny or permit a Conditional Use to be located within any zone in which the particular Conditional Use is permitted by the use regulations of that zone. In authorizing a Conditional Use, the Planning Commission shall impose such requirements and conditions necessary for the protection of adjacent properties and the public welfare.~~

15.4.5 Basis for Issuance of Conditional Use Permit

The Huntsville Town Planning Commission shall not ~~authorize~~ recommend a Conditional Use Permit unless evidence is presented to establish:

~~A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards set forth in 15.4.6.~~

~~B.A. _____ If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.~~

15.4.6 Conditional Use Standards

The following conditions may be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use:

- ~~1. On-site security, security system, or security plan.~~
- ~~2. Additional set-backs or landscaping.~~
- ~~3. Additional storm water facilities or retention.~~
- ~~4. Sign limitations.~~
- ~~5. Easements, covenants, deed restrictions, or similar limitations.~~
- ~~6. Limits on hours of operation, in whole or part.~~
- ~~7. Limits on hours of operation of equipment or machinery.~~
- ~~8. Limits on the types of equipment or machinery.~~
- ~~9. Height limits.~~
- ~~10. Size limits.~~
- ~~11. Density limits.~~
- ~~12. Structural limits.~~
- ~~13. Time limits for construction, temporary uses, limited uses, or limited operation.~~
- ~~14. Limits on the number of objects or animals.~~
- ~~15. Conditions to limit light, glare, or heat.~~
- ~~16. Conditions to limit vibration, movement, odor, or noise.~~

17. Architectural, fencing, landscaping, or design mitigation.
18. Limits on the number of employees, patrons, or automobiles.
19. Traffic regulations, congestion reduction measures, and limited access.
20. Limitations to improve public health.
21. Limitations to improve public safety.
- Any other condition to mitigate anticipated detrimental impacts.

15.4.7 — Appeal

~~1. The decision of the planning commission may be appealed to the mayor at the next regular council meeting by filing a written appeal within 15 days after the date of the planning commission meeting where the decisions was rendered.~~

~~2. After review and opinion from the Town Council, the mayor may uphold or reverse the decision of the planning commission and impose any additional conditions that it may deem necessary in granting an appeal.~~

~~3. The decision of the mayor may be appealed to the board of adjustment within 15 days of the decision of the mayor, only after the filing a written appeal by an aggrieved party. The board of adjustment shall review the decision of the mayor and planning commission decisions for correctness.~~

~~22.~~

~~15.4.7~~ 15.4.8 Building Permit and Improvement Guarantee

Following the issuance of a Conditional Use Permit, the Huntsville Town Building Permit Official shall approve an application for a building permit and shall insure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

Prior to the issuance of an Occupancy Permit, the developer shall guarantee to Huntsville Town the completion of any uncompleted improvements or conditions of approval, which shall be included in the Assurance Bond held by Huntsville Town.

15.4.815.4.7 Expiration

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Huntsville Town Council Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Huntsville Town Council Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

15.4.915.4.8 Discontinued Use

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Huntsville Town Planning Commission and Huntsville Town Council. If two (2) years expire with discontinued use and/or abandonment, the owner will remove the structure or use it for an approved use. If the owner does not remove the structure, Huntsville Town will remove the structure and place a lien on the property for the cost of removal and disposition.

Commented [BE5]: This is not something that I have seen in other ordinances. I am not sure that this section needs to stay in the new ordinance.

Commented [BM6]: Do you want to include CUP Chapter amendments to update the CUP to state law as administrative approval?

~~15.6.2.C A Residential Zone Bed and Breakfast subject to the following standards:~~

- ~~1. Two parking spaces shall be provided for the family plus one space for each guest room.~~
- ~~2. No parking may be located on the public thoroughfare.~~
- ~~3. Proprietor or owner must occupy the dwelling.~~
- ~~4. Meals may only be served to overnight guests.~~
- ~~5. Not more than three (3) guests' sleeping rooms per dwelling.~~
- ~~6. Allowed only in existing dwellings with no exterior additions nor change in residential character.~~
- ~~7. Business license must be obtained.~~

~~15.6.2.G Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented, including in-kind considerations, as a dwelling unit.~~

~~"Recreation and Athletic Facilities" add reference Remarks which states "Refer to 15.6.2.J"~~

~~"Accessory Building/Private" add reference which states "Refer to 15.6.2.G"~~

~~"Dwelling Unit, single family" in C-1 zone and C-2 zone to "N", not permitted~~

~~“Construction equipment rental and storage”~~

~~Fishing Pond — change in RC zone to “C”, conditional~~

~~Transportation/Shuttle Services — change to “C”, conditional in RC Zone~~

~~Restaurant with alcohol Services (in Retail Sales) — Change RC zone to “C”, conditional~~

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective Date. This Ordinance takes effect immediately upon approval and posting.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Lewis Johnson				
CM Sandy Hunter				
CM Artie Powell				
CM Bruce Ahlstrom				

PASSED AND ADOPTED by the Town Council on this ____ day of _____, 2025.

Richard Sorensen, Huntsville Town Mayor

ATTEST:

Town Clerk

RECORDED this ____ day of _____, 2025.
PUBLISHED / POSTED this ____ day of _____, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION / POSTING

In accordance with §10-3-713 of Utah State Code, as amended, I, _____ of _____ Utah, hereby certify that the foregoing ordinance was duly passed and published or posted on the above referenced dates at:

- 1) Huntsville, Town Hall
- 2) Utah Public Notice Website
- 3) www.huntsvilleutah.gov

Town Clerk

**HUNTSVILLE TOWN
ORDINANCE NO. 2025-7-23**

AMENDMENTS TO TITLE 15.14 – RC ZONE

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING
THE HUNTSVILLE TOWN TITLE 15.14,**

WHEREAS, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah.

WHEREAS, Utah Code Annotated §10-8-84 and §10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

WHEREAS, Title 10, Chapter 9a, of the Utah Code Annotated, 1953, as amended, enables the Town to regulate land use and development;

WHEREAS, the Huntsville Town Council desires to update the Recreation Zone (RC-1) to accurately reflect the desired use of the **General Plan**

WHEREAS, the Huntsville Town Council desires to update the Chapter 15.4, Conditional Uses, to come in compliance with the Utah State Code;

WHEREAS, the Huntsville Town Council desires to add definitions, permitted and conditional uses, and special regulations in the Recreational Zone of the Huntsville Town Municipal Code which will help to preserve the natural landscape in the zone, **and to mitigate negative impacts to the R-1 Zone**

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on the 23rd of July, 2025, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on the 26th of August, 2025;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on the 4th of September, and desires to act on this Ordinance;

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

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

Section 2: Amendment. The Huntsville Town Municipal Code is hereby amended to read as follows:

15.14 RECREATION ZONE RC

- 15.14.1 Purpose.
- 15.14.2 Definitions.
- 15.14.3 Permitted Uses.
- 15.14.4 Conditional Uses .
- 15.14.5 Special Provisions..

• 15.14.1 Purpose.

The Recreation Zone (RC) is established as a Zone in which the primary use is for recreation, including private member-based seasonal recreational clubs or camps operated by a private organization that is not available for use by the general public, **paying public, or as a commercial enterprise**. The purpose of the RC Zone is to provide suitable areas that will accommodate the need for private recreation and it's associated uses, some of which may have an environmental impact requiring a Conditional Use Permit after public review and/or special regulations.

The objectives of the RC Zone are:

- A. to promote the use of the land for recreational purposes.
- B. to facilitate the conservation of natural resources.
- C. to preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone.

In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Recreation Zone RC.

15.14.2 Definitions These definitions only apply to this Title 15.4

- A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.
- B. "Accessory Structure or Building" means a subordinate structure detached from but located on the same lot as the main structure, the use of which is incidental and accessory to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or structure. **i.e not a secondary structure**

C. "Campground" means a private open area with sanitary facilities for overnight or camping and may include the overnight parking of camping trailers, tents, tent trailers or other vehicle types intended for camping purposes.

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

E. "Conditional Use" means a use or occupancy of a building, or use of land permitted by the Huntsville Planning Commission subject to certain conditions in accordance with the Conditional Uses Chapter of this Ordinance.

The purpose and intent of Conditional Uses is to allow in certain areas, compatible integration of such uses with conditions that mitigate negative impacts associated with the use in RC Zone, in order to allow the use to be suitable and desirable at a certain location due to conditions and circumstances peculiar to that use and/or location by regulating use design, laid out, and construction, operations, traffic, and any other factors on the proposed site, including time, place and manner conditions.

F. "Dwelling" means a building or portion thereof, which is constructed in compliance with the Town's adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.

G. "Permitted Use" means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.

H. "Private" means for use by the club members, their friends, and guests,

I. "Public" means general public, who, are not members of the organization or club.

J. "Special Event" . Special Event

*15.4.a.f
Parred
A pre-planned, temporary gathering or activity hosted by a Private Recreational Club on a specific date or dates that ~~exceeds the club's customary day-to-day recreational use or~~ daily occupancy limits. Special Events require a Special Event Permit issued by the Huntsville Town Council and are limited to no more than three (3) per calendar year per property. All Special Events shall comply with applicable limitations on parking, noise, lighting, occupancy, and hours of operation.

K. Outdoor Recreation

Leisure or physical activities conducted outdoors that promote health, enjoyment, or relaxation and occur incidental to the primary recreational use of the property. Outdoor Recreation shall not generate significant noise, traffic, or disturbance and does not include organized sporting events, vehicle based activities, overnight events, amplified sound, or any use requiring a Conditional Use Permit.

15.14.3 Permitted Uses

- A. Bike Paths
- B. Private Parks
- C. Outdoor Recreation

15.14.4 Conditional Uses.

The following uses may be permitted only in the RC zone only after issuance of a Conditional Use Permit as provided in Chapter 15.4.

A. Private Recreation Facility:

- a. Special Events as defined by 15.14.2 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
- b. Operating hours – not to exceed opening at 8 a.m. and closing at 10 p.m.
- c. Parking – Not to exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking allowed.
- d. Shuttle Service – Shuttles for events and daily activities must be restricted to 100 South.
- e. Noise – Amplified sound on the parcel shall not exceed 65 dBA when measures at the edge of the property. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- f. Daily Occupancy – Daily occupancy in a 24 hour period can be no more than 20 people per acre, including staff and members.
- g. Night Lighting – Must follow Weber County's Dark Sky Ordinance.
- h. Dwelling Units – Not permitted in the RC Zone.
- i. Business License from Huntsville Town shall be required.
- j. Food and beverages, including alcoholic beverages, shall only be provided to members.
- k. Camping not permitted

B. Private Camping:

- a. Noise – No amplified sound on the premises, exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- b. Sewer Facilities or trailer dump – is required onsite and must be approved by the Weber Morgan Health Department.
- c. Restroom Facilities are required on the property.
- d. A Site Plan of campsites must be provided.
- e. Occupancy is limited to the number of campsites.

Approval

- f. Parking – limit two (2) vehicles per campsite.
- g. Campers cannot reside on the property for more than 150 consecutive days, May 1st through September 30th.
- h. A Business License from Huntsville Town shall be required.
- ~~i. Private storage of RV, boat or vehicles~~
- j. Camping spots limited to 4 per acre

15.14.5 Special Regulations.

- A. The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.
- B. This zone is not available for use by the general or paying public, ~~or as a commercial venture or enterprise.~~
- C. Usage of the premises is limited to Members, Guests and Staff of the Private Club, which owns a building or property or portion thereof. Usage of the premises may occur year—around.
- D. Subletting or leasing is not permitted.
- E. Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.
- F. On-street parking is not permitted

15.14.6 Area Requirements.

- A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum frontage width of one hundred thirty (130) feet.
- B. No single building shall cover more than twenty-five (25) percent of the area of the parcel nor be more than twenty-five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty-five (35) percent of the area of the parcel.
- C. Side and rear yard setbacks for structures will be ten (10) feet from property line.

15.14.7 CONDITIONAL USES

**For the process and procedure for Conditional Use reference Huntsville Town Code
15.4 Conditional Uses**

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective Date. This Ordinance takes effect immediately upon approval and posting.

CS

7/8

CS

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Lewis Johnson				
CM Sandy Hunter				
CM Artie Powell				
CM Bruce Ahlstrom				

PASSED AND ADOPTED by the Town Council on this day of , 2025.

Richard Sorensen, Huntsville Town Mayor

ATTEST:

Town Clerk

RECORDED this _____ day of _____, 2025.

PUBLISHED / POSTED this _____ day of _____, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION / POSTING

In accordance with §10-3-713 of Utah State Code, as amended, I, _____ of _____, Utah, hereby certify that the foregoing ordinance was duly passed and published or posted on the above referenced dates at:

- 1) Huntsville, Town Hall
- 2) Utah Public Notice Website
- 3) www.huntsvilleutah.gov

Town Clerk

PC Meeting 1.15.2026
Attach #5

Huntsville Town

\$150 paid ✓

Parcel Consolidation Application

Applicant Name: Jeff P Hyde (Ski Town Venture LLC)

Applicant Mailing Address: 5778 E. Elkhorn Dr Eden Utah 84310

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

Brief Description of Proposed Parcel Consolidation: _____

Consolidate three joining parcels: Firehouse North 24-011-0045, Firehouse South 24-011-0043,

Cell Tower/Deck 24-011-0041

Parcel Owner's Permission for Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-011-0045, 24-011-0043, 24-011-0041

Parcel(s) Owner Name: Ski Town Venture LLC

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

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

Parcel Owner Signature:  Date: 12-16-2025

Title (Authorized Agent): Owner

The undersigned authorize this application for parcel consolidation:

Parcel Number(s): 24-011-0045, 24-011-0043, 24-011-0041

Parcel(s) Owner Name: Ski Town Venture LLC

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

Email: bonnie@bonnieandhyde.com Phone: 801-725-0955

Parcel Owner Signature:  Date: 12-16-2025

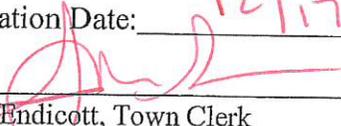
Title (Authorized Agent): Owner

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 12/17/2025

Fees Paid: CL 5432


Beekki Endicott, Town Clerk

Shannon Smith

\$300
refund \$150

Huntsville Town Planning Commission

- Recommended for Approval
- Recommended for Conditional Approval
- Recommended for Rejection
- Deferred

Chair Signature: _____ Date: _____

Notes/Conditions: _____

Huntsville Town Council

- Approved
- Conditional Approval
- Rejected
- Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder Date: _____

Parcel Consolidation Application Requirements:

- The parcel consolidation does not involve a recorded subdivision plat.
- The proposed parcel consolidation 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 nonconformity.
- The proposed parcel consolidation 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 site land use requirement.
- The petition to consolidate parcels must include signatures from representatives of each parcel affected by the parcel consolidation.
- If the subject parcels are zoned differently, the Huntsville Town Council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

Submission Requirements & Process:

- Completed & Signed Application Form
- Payment of Application Fee to Huntsville Town
- Legal description of the whole piece of property to be consolidated
- Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- One 11x17 (or larger) drawing to scale of the proposed consolidated parcel showing all structures, fence lines, easements, driveways, and streets. Drawing must include a measurement scale.
- Parcel Consolidation 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 parcel consolidation shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

PC Meeting 1.15.2024
 Attach. #6



1 Site
 1" = 20'-0"

PRINTED AT 12:50:53 PM 12/12/2024

211770024

3500 SF (Farmhouse Elev.)

SAGE Lot 20
 2356, 7900 East
 Huntsville, UT 84317

COLE WEST

REV #	DESCRIPTION	DATE

A002

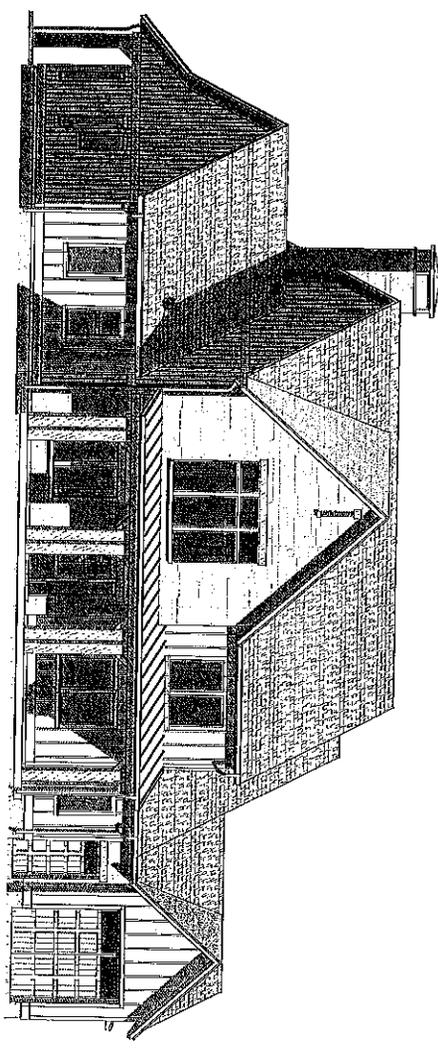
ISSUE DATE 12/20/2024
 BID & PERMIT SET

SITE PLAN

DATE PLOTTED: 12/12/2024 12:50:53 PM
 PLOT SCALE: 1" = 20'-0"

3500 SF (Farmhouse Elev.)

SAGE Lot 20



ABBREVIATION LEGEND

#	NUMBER	HEATING/VENTILATION/AIR CONDITIONING
1	CEILING LINE	
2	DIAMETER	
3	ANGLE	
4	ANGLE ABOVE	
5	ADJUSTABLE	
6	AMERICAN ARCHITECTS OF ARCHITECTS	
7	ARCHITECT	
8	ARCHITECTURAL	
9	ARCHITECTURAL SOCIETY FOR	
10	AS.T.M.	
11	BRITISH	
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PROJECT TO BE IN STRICT ACCORDANCE WITH THE 2021 IRC AND ALL LOCAL APPLICABLE CODES

Sheet Index

Sheet	Description
A100	COVER SHEET
A101	GENERAL NOTES
A102	SITE PLAN
A103	ARCHITECTURAL FOUNDATION PLAN
A104	LEVEL 1 FLOOR PLAN
A105	LEVEL 2 FLOOR PLAN
A106	ROOF PLAN
A107	ELEVATIONS
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A200	ELEVATIONS

Name	Area
Ayaa Scheidte (Finisher)	
Main Level - Framing	2421 SF
Upper Level - Framing	1378 SF
Upper Level - March	3789 SF
Ayaa Scheidte (Underlaid)	
Main Level - Garage	1263 SF
Main Level - March	12 SF
Upper Level - March	18 SF

C.W. DESIGN

PROJECT: 3500 SF (Farmhouse Elev.)

SAGE Lot 20
235 S. 7900 East
Troy, MO 64686

TITLE: COVER SHEET

SHEET: A000

ISSUE DATE: 03/2025

CONSTRUCTION SET



2006-0300

LAND USE PERMIT

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

Tax ID # 211770024

Address of Structure 235 S. 2900 E CSage lot 20

Name & Address of Owner/Owners CW Kander

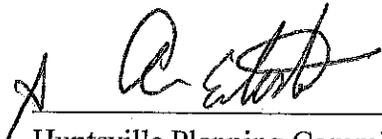
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1-15-2024

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: Follow Town lighting

Ordinance, Height Not to exceed 35 feet

Resubmit w/ max roof height


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

