

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

MEETING DATE: July 23rd 2025
PLACE: Huntsville Town Hall
7474 E 200 S, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: John Pieroitti, Jeff Hyde, Fay Michelony, Paul Stringham, Will Vandertoolen, Brandi Hammon, Brooke Hintz, Jodi Richardson, Jeff Keeney, Emmy Vandertoolen, Millie Vandertoolen, Bruce Ahlstrom, Jim Truett, Tommy Christie, Jason Kyle, Lupita Kyle, Jed Dewsnap

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

2-Approval of minutes for Planning Commission meeting June 18th, 2025.
(See Attachment #1)

PCM Larsen motioned to approve the amended minutes from June 18th, 2025. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

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Shannon Smith	Town Clerk	Present
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Citizens:

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

2-Approval of minutes for Planning Commission meeting June 18th, 2025.
(See Attachment #1)

PCM Larsen motioned to approve the amended minutes from June 18th, 2025. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

3) Discussion and/or action of Land Use Permit for Stringham Accessory Building 6618 E 100 S. Parcel # 240170033 (See Attachment #2)

Mr. Stringham was present to speak on behalf of the project. They are looking at making improvements to their home. They are planning on building a poll barn at the back of their property. The Stringham's recently had a boundary survey that has caused some issues/ questions with their property lines. The survey showed that the fence on the back of the property is 54 feet off, into the Stringham's property. As the Stringham's would like to set the pole barn as far back on the property as they can therefore they are looking to get this issue resolved.

Chairman Endicott commented that he does not see any issues with the plans for the accessory building. Setbacks were discussed. The PC agreed that tabling the Land use permit until the property line issue have been resolved would be the best course of action.

Chairman Endicott motioned to table the Land Use Permit for Stringham Accessory Building 6618 E 100 S. Parcel # 240170033. PCM Ferre seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

4-Motion to close regular public meeting and open Public Hearing

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

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

5) Public Hearing on Ordinance 2025.7.23 Changes to Title 15; 15.14 & 15.6. Adding definition to Title 0 and changes to the Use Table; 15-1.

Chairman Endicott reviewed the public hearing procedure. Chairman Endicott read a letter from David and Jennifer Owen owner of a local business, Imagine music for the record.

Resident Will Vandertoolen, spoke on some recent changes to traffic near his home. He has concerns about commercial activities in and around residential neighborhoods. He requests no change to zoning. He also has questions on how zone changes would benefit the Town.

Resident John Pieroiti, He commented on the access road along the access road on the boat club property, and the shuttle traffic in the area. He does not see the need to change zoning for commercial activities in Town.

Resident, Jed Dewsnup, spoke in support of Will and John.

Resident Lupita Kyle, also commented on her concern with the increased traffic in Town as a safety issue. She voiced her worries about the increased traffic in the residential area where Powder Mountain has purchased property and the issues she see's with safety.

6) Motion to Close Public Hearing and resume regular public meeting

Chairman Endicott motioned to close the public meeting and resume regular public meeting. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Hessenauer
NAYS:	

7) Discussion and/or action on Ordinance 2025.7.23, vote to recommend approval to Town Council (See Attachment #3)

Chairman Endicott, shared his thoughts on the RC Zone changes in relation to the Powder Mountain Property. Chairman Endicott relates to the public that spoke during the meeting. He feels like the Planning Commission should table the current Ordinance to take time to review and further discuss the issues. He also commented that Powder Mountain has its own property rights.

PMC Larsen clarified that the Planning Commission only has recommend power for this Ordinance, as the Town Council makes the final decision.

Chairman Endicott motioned to table Ordinance 2025.7.23. PCM Poulter seconded the motion. All Votes Aye. Motion Passes. Roll Call. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Larsen Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
NAYS:	

8-Public Comment. Brandi Hammond spoke on behalf of the powder mountain project to address the public comments. Brandi gave some background on her role in powder mountain and the vision that powder has. She acknowledged the issues she has heard about and is taking actions to mitigate these issues with the Town and the residents.

Chairman Endicott invited the public to touch base with Brandi after the meeting for further discussion. He also invited anyone to approach him with issues and concerns.

Resident Jeff Keeny commented that he was concerned that changing the RC Zone would set a precedent for other Zone changes in Town.

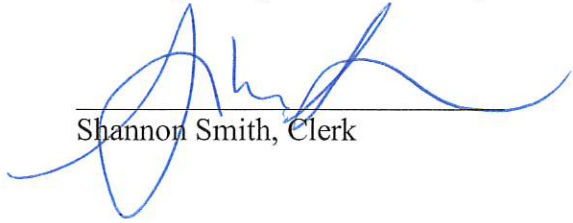
Will Vandertoolen questioned whether there was possibly another Zone that would more appropriately fit the needs of Powder Mountain and Chairman Endicott commented that the Town was looking at all options.

9-Chairman's Remarks. Chairman Endicott thanked all for the discussion.

10-Motion to adjourn.

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

Meeting is adjourned at 7:28 p.m.



Shannon Smith, Clerk

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

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Suzanne Ferre	Planning Commissioner	Present
John Henderson	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-Approval of minutes for Planning Commission meeting May 22nd, 2025.
(See Attachment #1)

PCM Ferre motioned to approve the amended minutes from May 22nd, 2025. PCM Henderson seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

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

6- Discussion and/or action of Land Use Permit for Arroyo Carport, 7633 E 600 S, Parcel # 240160009. (See Attachment #5)

Mr. Arroyo was present to speak on behalf of his project. There was some discussion on the front property line. The PC recommended a survey to verify that property line. Mr. Arroyo would like to build a new building where he has an existing building. The setbacks were called into question. As the town code states, if a non-complying structure is modified it must come into compliance. Which means the new building would need to comply with current setback standards. The PC does not have the authority to approve anything outside the current code. If a variance is needed, it would need to go through the appeals process.

Chairman Endicott motioned to Table the Land Use Permit for Arroyo Carport, 7633 E 600 S, Parcel # 240160009. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Suzanne Ferre Alt Commissioner Henderson
NAYS:	

7- Discussion and/or action of Land Use Permit for Arroyo New Garage, 7633 E 600 S, Parcel # 240180045. (See Attachment #6)

See discussion above in item 6.

Chainman Endicott motioned to Table the Land Use Permit for the Arroyo New Garage, 7633 E 600 S, Parcel # 240180045. PCM Songer seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Larsen Commissioner Poulter Commissioner Ferre Alt Commissioner Henderson
NAYS:	

property, and they would like to explore options. The PC would like to see how the plans for Powder can fit with the appropriate Zone and also how the project can benefit the Town financially.

10-Public Comment. There were none.

11-Chairman's Remarks. Chairman Endicott thanked all for the discussion.

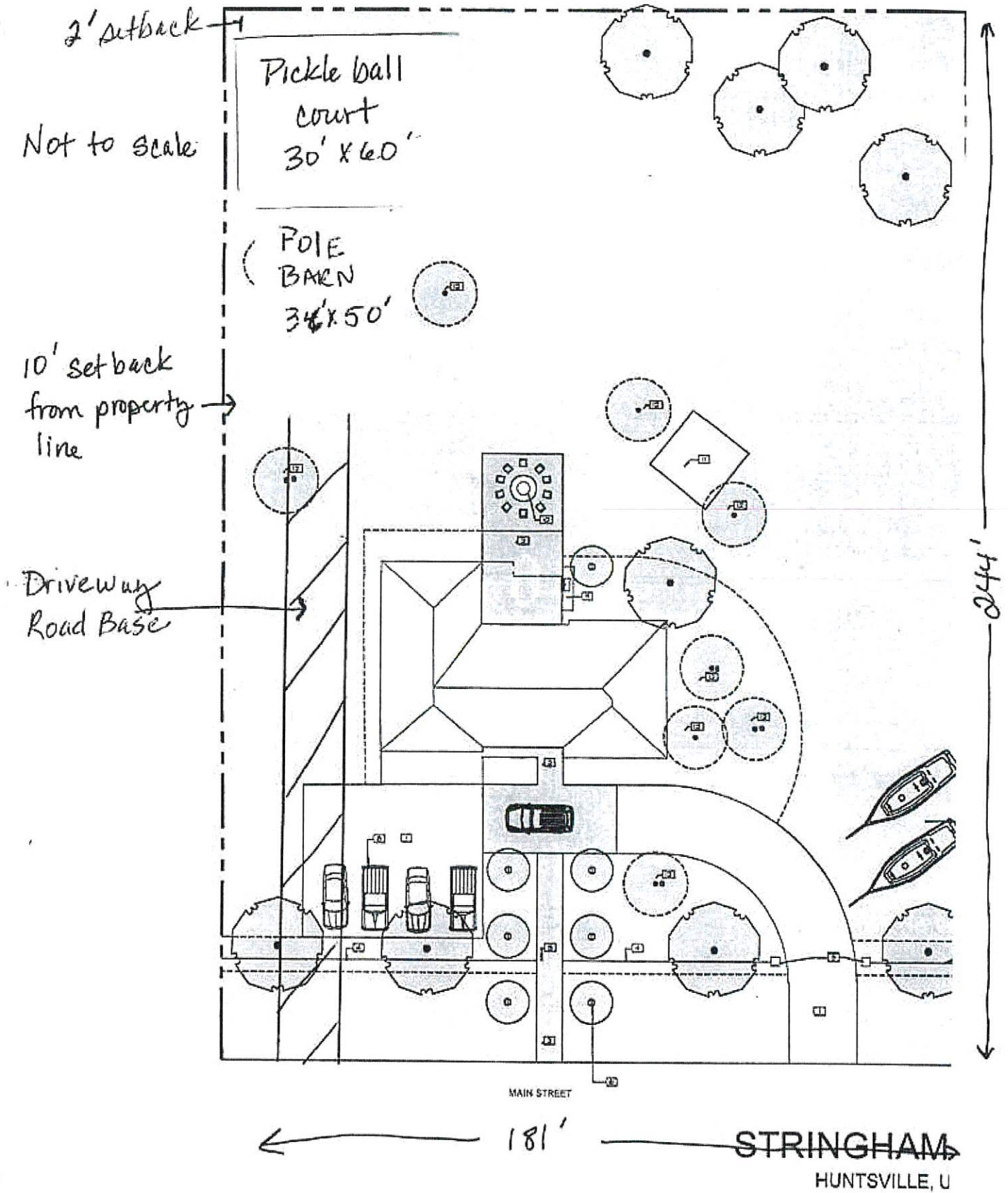
12-Motion to adjourn.

Chairman Endicott ^{made} ~~was~~ a motion to adjourn, All were in favor. Meeting adjourned by acclamation.

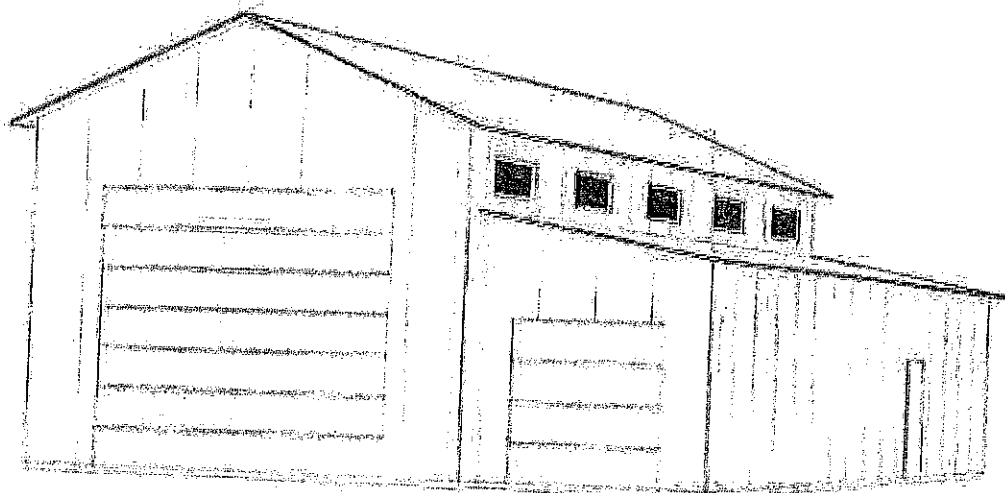
Meeting is adjourned at 8:02p.m.

Shannon Smith, Clerk

PC Meeting 7.23.2025
Attachment #2



HUNTSVILLE UT, 84317

[illegible]

PC Meeting 7.23.2025
Attach. #3

HUNTSVILLE TOWN
ORDINANCE NO. 2025-7-23
AMENDMENTS TO TITLE 15

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING THE HUNTSVILLE TOWN TITLE 15.14
and 15.6, the Acceptable Use Table 15-1 as well as adding to 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, Huntsville Town Code 15.14, RC Zone. Is in need of an update to more accurately reflect use in the RC Zone. 15.16 requires verbiage to reflect the desire for the R1 Zone to accommodate single family home as the priority. Table 15-1 needs updating to reflect use changes. As well as adding a definition to Title 0.

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

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on (DATE), 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:

15.14.2 Permitted Uses

A-D remain the same, Add E below:

E. 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.

15.14.3 Area, Setbacks, and Coverage Regulations

A to remain the same, Add B-C below:

A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (.075) 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 10' from the property line.

15.14.4 Special Provisions

Paragraphs A, B, D, and E verbiage remains the same. Delete paragraph C.

Renumber current A, B, D, E to A, B, C, D

Change verbiage of current paragraph F and change that paragraph to E with following verbiage:

E. Usage of the premises is limited to Members and Guests of the property of the Club, whether through direct title or through a Club or Private Organization, which is deemed to be a non-profit association of persons who are bona fide members which owns or leases a building or property or a portion thereof.

Add this paragraph F:

F. Public health requirements concerning domestic water supply and sewage disposal shall comply with State and Weber/Morgan County requirements. A septic tank

certificate of design approval from the Weber/Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.

Changes to 15.6

Add this to 15.6.2.C.3. “and the dwelling must be the owner’s primary residence”

Add below verbiage to 15.6.2.G:

No accessory building or structure may be built on a parcel without an existing single-family dwelling, or without an approved land use permit for a single-family dwelling within the same site plan. The dwelling is the primary or main use on a residential lot and an accessory building or structure is secondary or subordinate to the main building, the use of which is incidental and accessory to that of the main structure.

Add paragraph J to 15.6.2 to read:

Recreation and athletic facilities may only be built on a parcel that has a current occupied single-family dwelling or a parcel which has a single-family dwelling currently being built for occupation by a single-family. Recreation and athletic facilities on an R-1 lot may only be used for private use.

Changes to Definitions (Title 0)

Add this definition:

Private Recreational Club: "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 State Alcoholic Beverage Control Act."

Changes to Use Table

See changes in use Table Attached:

Change “Recreation and Athletic Facilities” with note in Remarks that states “Refer to 15.6.2.J”

Add remark to “Accessory Building/Private”—Refer to 15.6.2.G

Change “Dwelling Unit, single family” in C-1 and C-2 to N

“Construction equipment rental and storage” change to “and/or storage”

Fishing Pond – change in RC column to “C”

Transportation/Shuttle Services – change to “C” in column RC

Restaurant with alcohol Services (in Retail Sales) – Change RC column to “C”

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

Mayor

ATTEST:

Town Clerk

COUNCIL Vote As Recorded:	AYE	NAY	ABSENT
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Name: _____	_____	_____	_____
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Name: _____	_____	_____	_____
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Name: _____	_____	_____	_____
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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

Huntsville, Town Clerk

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.14 Recreation Zone RC

15.14 RECREATION ZONE RC

- 15.14.1 Purpose
- 15.14.2 Permitted Uses
- 15.14.3 Area Regulations
- 15.14.4 Special Provisions

15.14.1 Purpose

The Recreation Zone RC is established as a zone in which the primary use is for private recreational purposes (i.e., private seasonal recreational camps).

The objectives of the 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 Permitted Uses

- A. Parking of motor homes, travel trailers, and tents
- B. Boating, water skiing, and other water recreation activities
- C. Fishing
- D. Private recreation grounds; private picnic areas
- D.E. 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

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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

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.14 Recreation Zone RC

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.

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15.14.4 Special Provisions

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

~~B.~~ 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.

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

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

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

E. Usage of the premises is limited to Members and Guests owners of the Club property, whether through direct title or through a Club or Private Organization, which is deemed to be a non-profit association of persons who are bona fide members which owns or leases a building or property or a portion thereof, ~~the use of such premises being restricted to members and their guests.~~

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F. 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.

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<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u> <u>A-5</u> <u>A-20</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, single family	P	P N	P N	P	P	P	N	N	
Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	N	C	C	C	C	P	N C	
Funeral services	N	C	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	N	C	N	C	N	N	N	
Golf courses	N	N	C	C	C	C	C	N	
Golf Course, (miniature)	N	N	C	N	N	N	N	N	
Golf Driving Range with Golf Course	N	N	C	C	C	C	C	N	
Group home for juveniles	N	N	C	N	N	N	N	N	
Healthcare facilities	N	C	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	C	N	N	
Horse boarding	C	N	C	C	C	N	C	N	
Horse stables and riding academy	N	N	C	C	C	N	C	N	
Hospitals	N	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	N	N	N	N	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	N	N	N	N	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	N	
Manufacturing, light	N	N	N	N	N	N	N	N	
Medical equipment supply	N	C	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	N	
Movie Theater	N	N	N	N	C	N	N	N	
Museum	C	C	C	C	C	C	C	C	
Nursing home, Assisted Living	N	C	C	N	N	N	N	N	
Offices, general	N	C	C	N	N	N	N	N	
Offices, medical and dental	N	C	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	C	N	C	C	N	N	
Park and ride	N	N	C	N	C	N	N	N	
Parking lot	N	C	C	N	C	C	N	N	
Parks, Public	N	C	C	P	C	P	P	N	
Parks, Private	P	C	C	P	C	P	P	P	

Revised and Adopted 5-1-2024

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3, A-5, A-10-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not permitted

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u> <u>A-5</u> <u>A-20</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Accessory Building, Private	P	C	C	P	C	C	C	C	Refer to 16.6.2 G
Adult/sex-oriented facilities and businesses	N	N	N	N	N	N	N	N	
Agriculture	P	N	N	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	N	
Auto repair, service, and detailing	N	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	N	
Banks and financial services	N	C	C	N	C	N	N	N	
Bars, taverns, clubs	N	C	C	N	N	N	N	N	Limit of 2 per zone
Bed and breakfast	C	C	C	C	C	C	N	N	See 15.6.2.C
Bike Path	P	C	C	P	C	P	P	P	
Botanical or zoological garden	N	N	C	C	C	C	P	N	
Campground	N	N	C	C	C	C	P	P	
Car wash, commercial	N	N	N	N	N	N	N	N	
Cell Tower	N	N	N	N	N	N	N	N	
Cemetery	C	N	N	P	C	P	P	N	
Childcare center with less than 9 children	C	C	C	C	C	C	N	N	
Childcare center with more than 9 children	N	N	C	C	C	N	N	N	
Childcare, in home	C	C	C	C	C	C	N	N	
Churches	C	C	C	C	C	N	N	N	
Commercial kennels	N	N	C	C	N	C	N	N	
Construction equipment rental and/or storage	N	N	C	N	N	N	N	N	
Construction equipment sales, wholesale	N	N	C	N	N	N	N	N	
Construction services office	N	N	C	N	N	N	N	N	
Dwelling unit, accessory	N	N	N	N	N	N	N	N	
Dwelling unit, multi-family (Apts)	N	N	N	N	N	N	N	N	
Dwelling unit, nightly rentals	N	N	N	N	N	N	N	N	

Revised and Adopted 5-1-2024

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3, A-5, A-10-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u> <u>A-5</u> <u>A-20</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Performing Arts Center	N	C	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	C	N	N	
Property Mgmt offices/check-in	N	N	N	N	N	N	N	N	
Reception/Events Center	N	C	C	N	C	N	N	N	
Recreation and athletic facilities	P	C	C	N	C	C	C	N	Refer to 16.6.2.J
Recreation Equipment Rentals	N	C	C	N	C	C	C	N	
Recreation, public	N	C	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	C	N	N	
Repair services, Motorized	N	N	C	C	C	C	N	N	
Repair, services, Non-motorized	C	C	C	C	C	N	N	N	
Residential treatment facility	N	N	N	N	N	N	N	N	
Retail Sales (See Chart Below)									See Below
Schools	N	C	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	N	
Storage, Indoor, Commercial	C	C	N	N	N	N	N	N	*See Applicable Conditional Uses Defined (Attached to this document)
Storage, RV, boat or vehicle, Private	P	N	C	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial	N	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	C	N	N	
Timeshares	N	N	N	N	N	N	N	N	
Trailhead Parking	C	C	C	C	C	C	C	N	
Trails	C	C	C	P	C	P	P	C	
Transportation/Shuttle Services	N	C	C	N	C	C	N	N C	
Truck Stop	N	N	N	N	N	N	N	N	
Utility Facilities	N	C	C	N	C	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	N	C	C	C	P	P	N	

Revised and Adopted 5-1-2024

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3, A-5, A-10-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not permitted

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u> <u>A-5</u> <u>A-20</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Agricultural sales and service	N	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	C	N	N	N	
Art Supply Store	N	C	C	N	C	N	N	N	
Auto Parts Store	N	N	C	N	N	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	N	
Bakery	N	C	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	N	
Big box retail	N	N	N	N	N	N	N	N	
Bookstore	N	C	C	N	C	N	N	N	
Bowling Alley	N	N	C	N	N	N	N	N	
Camera Shop	N	C	C	N	C	N	N	N	
Clothing/Boutique Shop	N	C	C	C	N	N	N	N	
Convenience Store	N	C	C	N	C	N	N	N	*
Department or discount store	N	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	C	N	N	
Food Truck	C	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	N	C	C	C	N	N	N	N	
Grocery Store	N	C	C	N	C	N	N	N	
Hardware Store	N	C	C	N	C	N	N	N	
Kiosk	N	C	C	C	C	N	N	N	
Laundromat, Laundry	N	C*	C	N	C	N	N	N	*3 or less washers and 3 or less dryers
Locksmith or Key Shop	C	C	C	C	C	N	N	N	
Medical/Dental/Optical Clinic	N	C	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	N	
Mortuary	N	N	N	N	N	N	N	N	
Music Store	N	C	C	N	N	N	N	N	
Optical Shop	N	C	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	N	
Pet Shop	N	C	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	C	N	N	
Pharmacy	N	C	C	N	C	N	N	N	
Print Shop	N	C	C	N	N	N	N	N	
Recreation Vehicle and Boat Sales	N	N	N	N	N	N	N	N	
Recreation Vehicle and Boat Rentals	N	N	C	N	N	C	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-	N	N	N	N	N	N	N	N	

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Though									
Restaurant, Deli or Take-out	N	C	C	N	C	N	N	N	
Restaurant, Full Service	N	C	C	N	C	N	N	N	
Restaurant w/Alcohol Service	N	C	C	N	N	N	N	N ^C	Limit 2 per zone
Seasonal Outdoor Vendor	N	C	C	C	C	C	N	N	
Shoe Store	N	C	C	N	N	N	N	N	
Smoke Shops	N	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	C	N	N	
Studio, decorator and display	N	C	C	N	C	N	N	N	
Studio, Health or Exercise	N	C	C	N	C	N	N	N	
Tent Vendor	N	C	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	C	N	N	N	N	N	
Vehicle and equipment sales or rental	N	N	N	N	N	N	N	N	

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Staff Report for Public Hearing.

Points to consider;

- 1- 15.14.3 B Height limit listed at 25", height restrictions for the county and all other structures in Town are 35"

C. Side and rear setbacks are defined here but no front or rear.

- 2- 15.14.4- Paragraph C was marked to be deleted. Which states : "There shall be no sewage dump facility permitted in this Zone" does the Town want to permit a sewage dump facility?
- 3- 15.6.2.C.3- addition of "and the dwelling must be the owners primary residence"
Will this disallow a second home? Is this enforceable?
- 4- 15.5.2.G- Addition of this verbiage would make it unallowable to build an accessory building on a lot without a primary residence in the R1 Zone
- 5- Changes to the Use Table 15-1, Note change to disallowing residential dwelling in the commercial Zone

Good evening!

Thank you for your continued work on behalf of Huntsville town.

Please forgive our absence – we learned of this meeting just over 24hrs ago and unfortunately could not attend in person.

We appreciate the town's efforts to preserve and strengthen its commercial areas, as healthy businesses are vital for towns of all sizes. That said, we are curious what prompted the Town's desire to remove residential opportunities from the mixed use or commercial zoning? Our property will be impacted by decisions made tonight – that favor removal of residential and mixed-use options with zoning updates. This saddens us, as we hoped to eventually create a live/work space when it made sense for our family. Without zoning that allows for single family living within the established neighborhood, we likely would have forgone this investment.

Our property began as a single-family home before it became a bank and later town hall. It is surrounded by other single-family homes to the East, South, and West. What makes our parcel unique is its mixed-use zoning, which has allowed us to serve local families with music lessons and art classes in a respectful, low-impact way while we build equity and work toward creating a living space in the future. As we all have experienced, the rising cost of real estate in the valley makes it difficult for businesses to build a market and become profitable in the time it takes for long term success. Part of the appeal of mixed-use zoning, is that a mortgage and business payment could be one consolidated expense rather than separate mortgages and business loans that make operating a business cost prohibitive for a family or small business owner. Zoning properties as exclusively commercial will impact business loans, expenses, and likely result in an opposite scenario than what the town desires – i.e., instead of a thriving commercial zone, the heart of the town will be plagued by empty commercial buildings – abandoned by the small businesses who could not build and sustain operations in an affordable way.

Looking ahead, we had hoped to modestly expand our presence by adding a small residential space so our family can spend more time here—building our business and strengthening ties with the community through more of a family presence.

For these reasons, we respectfully request that our property be removed from the list under review for zoning changes.

One final note: if the goal is to foster strong commercial growth, the most effective place to begin is by engaging the business owners who are already

invested here—hearing their experiences and ideas before implementing broad zoning changes. Mixed-use zoning remains one of the most effective and sustainable methods of commercial development in small towns, as it naturally attracts business owners who are also residents or aim to be so—people who care deeply about both their livelihood and their community.

Thank you for your time and consideration.

Warmly,

David & Jennifer Owen