

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: August 26th, 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	Zoom
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens:

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

2-Approval of minutes for Planning Commission meeting on July 23rd, 2025.
 (See Attachment #1)

PCM Ferre motioned to approve the amended minutes from July 23rd, 2025. PCM Henderson 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 Alt Commissioner Henderson
<u>NAYS:</u>	

3-Discussion and/or action on recommendation for Lot Consolidation for Parcel #'s 240140051 and 240140052. (See Attachment#2)

Adam Ostheid was present to speak on behalf of his lot consolidation. He would like to combine both lots to build a home. Planning commission sees no issues with the consolidation as presented.

PCM Poulter recommended approval for Lot Consolidation for Parcel #'s 240140051 and 240140052. PCM Henderson 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 Ferre Alt Commissioner Henderson
<u>NAYS:</u>	

4-Discussion and/or action on Boundary line adjustment effecting Parcel # 240140052 and 240140047. (See Attachment #3)

Mr. Osthed and neighboring property owner Mr. Courtney are slightly modifying their adjoining property line.

Chairman Endicott motioned to recommend approval on the Boundary line adjustment effecting Parcel # 240140052 and 240140047. PCM Poulter 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>	

Steve Songer entered the Meeting

5-Discussion and/or action on Land Use Permit for Stringham Pole Barn, 6618 E 100 S., Parcel # 240170033 (See Attachment #4)

This item was tabled last meeting due to a boundary line question with a neighbor. The Stringham's are working on that. But have re-done their site plan and setbacks are in the allowable limits.

PMC Songer motioned approve to approve the Land Use Permit for Stringham Pole Barn, 6618 E 100 S., Parcel # 240170033. PCM Poulter 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:	

6-Discussion and/or action on Land Use Permit McKay Addition, 257 S 7600 E., Parcel # 240100019 (See Attachment #5)

Mr. McKay was present to speak on behalf of his project. Property owner is adding a bedroom and expanding the kitchen.

PCM Poulter motioned to recommend for approval the Land Use Permit McKay Addition, 257 S 7600 E., Parcel # 240100019 . PCM Henderson 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:	

7-Discussion and/ or action on Land use Permit for Meyers new home build. 240 S 7500 E., Parcel # 240100016 (See Attachment #6)

The Builder/contractor was present to speak on behalf of the project. Setbacks were discussed as well as height, both are within code. PMC Poulter mentioned the light requirements, keeping in mind dark sky.

PCM Ferre motioned to approve Land use Permit for Meyers new home build. 240 S 7500 E., Parcel # 240100016. Chairman Endicott 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:	

8-Discussion and/or action on recommendation of Ordinance 2025.7.23
(See attachment #7)

Shannon was asked to summarize the status of the Ordinance as well as give an update to the PC. The topic of conditional uses for this Zone was discussed and Chairman Endicott read aloud his list of uses, this list is included in the record of the minutes.

Uses that could be utilized by either Powder Mountain or the Boat club were discussed. The PC is interested in listing conditional uses that apply to the land and not the current owners. Shannon pointed out 15.4.4 that was stricken from the current RC Zone. Taking out this section would make dump stations allowable on the Land in the Zone moving forward.

Occupancy was also discussed. A resident questioned the current septic system on the Powder Mountain property. Beckki pointed out that the description of the RC zone as listed in the code is meant to be more open space and the Town and the PC desires to keep it that way and protect that.

The Planning Commission is in charge of structuring this ordinance and recommending to the Town Council. The Town Council is then able to make changes as they see fit and approving the final draft. The Planning Commission is responsible for approving a CUP (conditional Use Permit).

PCM Henderson recommended we list all the staff suggestions as well as the suggestions Chairman Endicott presented tonight. He would also like to look at a specific traffic plan. Chairman Allen asked that the list be “cleaned up” and presented to the PC.

The access to and around the boat club was discussed.

Chairman Endicott motioned to table Ordinance 2025.7.23 . PCM Poulter 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:	

9- Sandy's TC Updates

Sandy gave a quick update of the pending water rate increase and upcoming events.

10-Public Comment. Ron Gault was concerned about the size of the events being an issue. Blake questioned the nature of a previous meeting between town officials and Powder Mountain.

Chairman Allen explained a casual meeting that took place about 1 year ago. The meeting was with Sandy the Mayor and Allen, as well as staff. This was not an official meeting but an informal discussion on what was allowable by the Town in the Zone. No agreements were made, and the Town Attorney was aware of the circumstance.

Starr Prim also questioned the past meetings with Powder Mountain. Chairman Allen stated the role of the Planning Commission is a recommending body. Most final decisions are made by the Town Council.

Sandy clarified that the previous meeting was informational, not an agreement. Powder Mountain asked if they could build a swimming pool and recreation facility. The town informed Powder Mountain that current ordinances permitted recreation facilities in R1 zones. No agreements were made regarding events, noise, or other current issues. It was Sandy's opinion that the Town needs to work with powder mountain and mitigate the issues it does not want to occur in the Zone. She reiterated it is in the Town's best interest to work together and create the restrictions it sees fit and both parties (Powder and the Town) can be good neighbors.

PCM Ferre voiced her concerns on the issues the public has raised.

A resident expresses additional concerns about the operations of Powder Mountain fitting into the RC Zone.

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

12-Motion to adjourn.

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

Meeting is adjourned at 8:26 pm


Shannon Smith, Clerk

**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:

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 poll 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 (Per _____) 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

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

Huntsville Town

Meeting 8.26.25
Atch. #2

Parcel Consolidation Application

Applicant Name: Adam C. Osthed & Rebecca H. Osthed

Applicant Mailing Address: 436 Dairy Lane, Draper, Utah 84020

Email: aosthed@msn.com

Phone: 801-633-1710

Brief Description of Proposed Parcel Consolidation:

We want to combine our two existing parcels (#240140051 and #240140052) into one parcel.

We have building rights for one residence on parcel '51' and still only plan to build only one residence on the new combined parcel.

Parcel '52' is currently a landlocked parcel with no building rights by consolidating it into Parcel 51, we just allow better placement of our contemplated, future residence.

Parcel Owner's Permission for Parcel Consolidation Application

The undersigned authorize this application for parcel consolidation:


Parcel Number(s): #240140051 & #240140052

Parcel(s) Owner Name: The Rebecca H. Osthed Trust dated 27th day of November of 2023

Parcel(s) Owner Mailing Address: 436 Dairy Lane, Draper, Utah 84020

Email: aosthed@msn.com

Phone: 801-633.1710

Parcel Owner Signature:  , Trustee Date: August 1, 2025

Title (Authorized Agent):

The undersigned authorize this application for parcel consolidation:

Parcel Number(s):

Parcel(s) Owner Name:

Parcel(s) Owner Mailing Address:

Email:

Phone:

Parcel Owner Signature:

Date:

Title (Authorized Agent):

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date:

Fees Paid:

Beckki Endicott, Town Clerk

Huntsville Town Planning Commission



Recommended for Approval



Recommended for Conditional Approval



Recommended for Rejection



Deferred

Chair Signature: _____

Date: 8/26/2025

Notes/Conditions: _____

Huntsville Town Council



Approved



Conditional Approval



Rejected



Deferred

Mayor Signature: _____

Date: _____

Notes/Conditions: _____

ATTEST:

Date: _____

Beckki Endicott, Town Recorder

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.

PART OF N. 1/2 OF SEC. 18, T.6N., R.2E., S.L.B. & M.

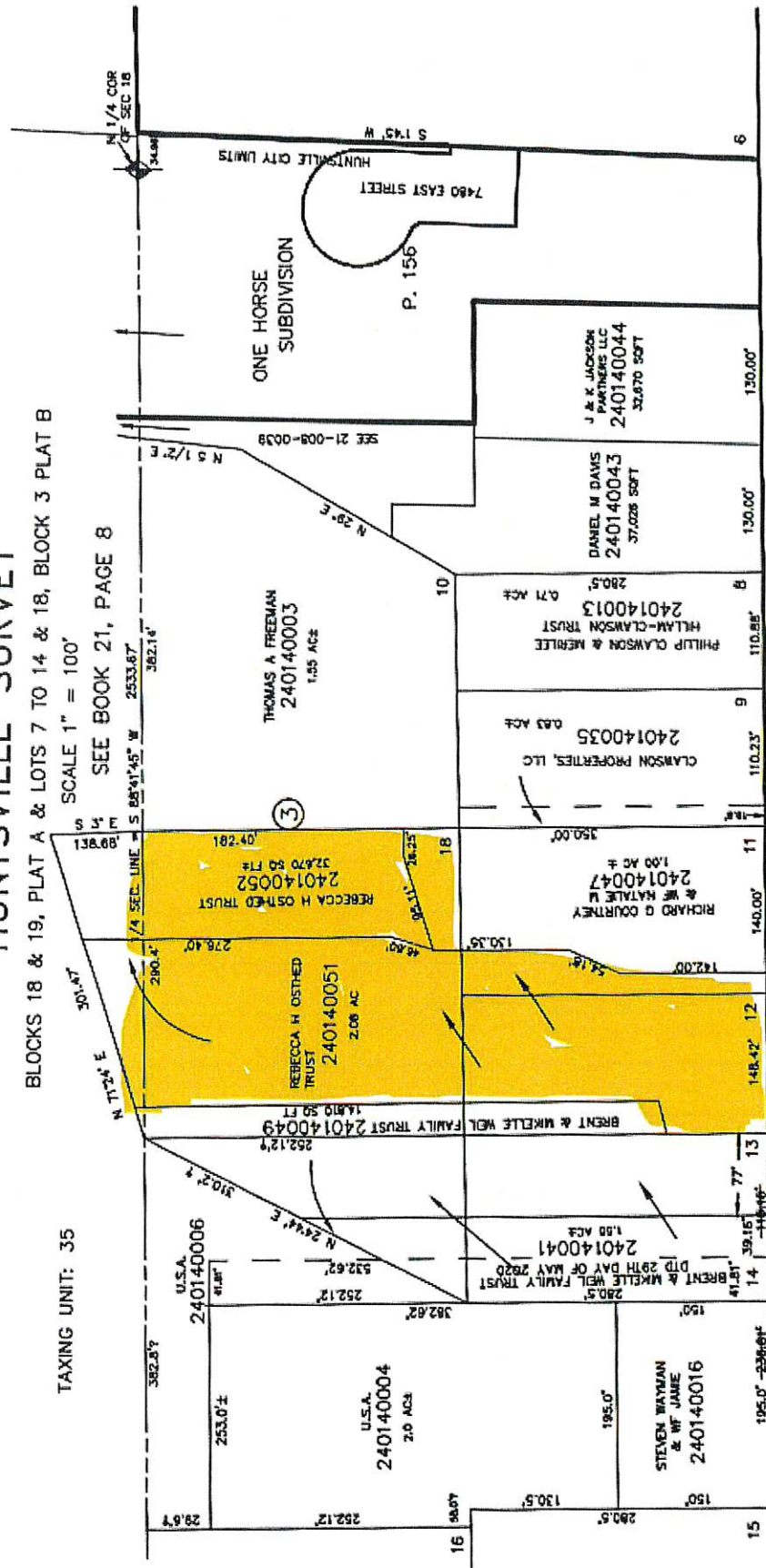
HUNTSVILLE SURVEY

BLOCKS 18 & 19, PLAT A & LOTS 7 TO 14 & 18, BLOCK 3 PLAT B

TAXING UNIT: 35

SCALE 1" = 100'

SEE BOOK 21, PAGE 8



SEE PAGE 13

SEE PAGE 15

STREET

**FIRST

627.0'

627.0'

627.0'

627.0'

627.0'

627.0'

627.0'

OSTHED OVERALL DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP MARKED GARDNER ENGINEERING (TYPICAL), SAID POINT BEING LOCATED NORTH $88^{\circ}49'46''$ EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 273.66 FEET AND NORTH $01^{\circ}10'14''$ WEST 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE NORTH $01^{\circ}44'47''$ WEST 94.75 FEET ALONG A FENCE TO A SET REBAR WITH CAP MARKED PLS 6854112 (TYPICAL); THENCE NORTH $67^{\circ}11'18''$ EAST 31.15 FEET TO A FOUND REBAR WITH CAP; THENCE NORTH $00^{\circ}52'25''$ WEST 487.96 FEET TO A FOUND REBAR WITH CAP; THENCE NORTH $71^{\circ}31'12''$ EAST 258.19 FEET TO A FENCE LINE AND A FOUND REBAR WITH CAP; THENCE SOUTH $02^{\circ}02'29''$ EAST 321.56 FEET ALONG SAID FENCE TO A SET REBAR WITH CAP; THENCE SOUTH $87^{\circ}57'31''$ WEST 106.06 FEET TO A SET REBAR WITH CAP; THENCE SOUTH $42^{\circ}44'12''$ WEST 50.49 FEET TO A SET REBAR WITH CAP; THENCE SOUTH $02^{\circ}02'29''$ EAST 311.53 FEET TO A FOUND REBAR WITH CAP AND THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET; THENCE SOUTH $88^{\circ}49'46''$ WEST 145.59 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

AREA = 2.63 ACRES

COURTNEY OVERALL DESCRIPTION

BEGINNING AT A FOUND REBAR WITH CAP MARKED GARDNER ENGINEERING (TYPICAL), SAID POINT BEING LOCATED NORTH $88^{\circ}49'46''$ EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 419.25 FEET AND NORTH $01^{\circ}10'14''$ WEST 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE NORTH $02^{\circ}02'29''$ WEST 311.53 FEET TO A SET REBAR WITH CAP MARKED PLS 6854112 (TYPICAL); THENCE NORTH $42^{\circ}44'12''$ EAST 50.49 FEET TO A SET REBAR WITH CAP; THENCE NORTH $87^{\circ}57'31''$ EAST 106.06 FEET TO A SET REBAR WITH CAP AND A FENCE LINE; THENCE SOUTH $02^{\circ}02'29''$ EAST 349.52 FEET ALONG SAID FENCE AND FENCE LINE EXTENDED TO A FOUND REBAR WITH CAP AND THE SAID NORTH RIGHT OF WAY LINE FOR 100 SOUTH STREET; THENCE SOUTH $88^{\circ}49'46''$ WEST 141.64 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

AREA = 1.12 ACRES

Huntsville Town

PC meeting 8.26.25
Attn. #3

Boundary Line Adjustment Application

Applicant Name: Adam C. Osthed

Applicant Mailing Address: 436 Dairy Lane, Draper, Utah 84020

Email: aosthed@msn.com

Phone: 801-633-1710

Brief Description of Proposed Boundary Line Adjustment: _____

Richard Courtney (parcel 240140047) and I (parcel 240140051) would like to do a mutually agreed upon Boundary Line adjustment that changes our existing parcels from 1.0 acres for Courtney and 2.75 acres for Osthed to new parcels of 1.12 acres (Courtney parcel '47') and 2.63 acres (Osthed parcel '51').

Parcel Owner's Permission for Boundary Line Adjustment Application

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): # 240140051

Parcel(s) Owner Name: The Rebecca H. Osthed Trust dated the 27th day of November 2023

Parcel(s) Owner Mailing Address: 436 Dairy Lane, Draper, Utah 84020

Email: aosthed@msn.com

Phone: (801) 633-1710

Parcel Owner Signature:  Trustee

Date: August 1, 2025

Title (Authorized Agent): _____

The undersigned authorize this application for boundary line adjustment:

Parcel Number(s): # 240140047

Parcel(s) Owner Name: Richard G. Courtney & Natalie M. Courtney

Parcel(s) Owner Mailing Address: 7382 E. 100 S., Huntsville, Utah, 84317

Email: rgcourtney@mac.com

Phone: (951) 852-3451

Parcel Owner Signature: _____

Date: _____

Title (Authorized Agent): _____

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: _____

Fees Paid: _____

Beckki Endicott, Town Clerk

Huntsville Town Planning Commission

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

Chair Signature: [Signature] Date: 8/26/2025

Notes/Conditions: Pending review & Approval by Weber County
lot consolidation to go along w/ Boundary line adjustment

Huntsville Town Council

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder

Boundary Line Adjustment Application Requirements:

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

Submission Requirements & Process:

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

OSTHED TO COURTNEY (PARCEL #240140051)

BEGINNING AT A POINT LOCATED NORTH 88°49'46" EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 419.25 FEET AND NORTH 01°10'14" WEST 49.50 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE NORTH 02°02'29" WEST 311.53 FEET; THENCE NORTH 42°44'12" EAST 50.49 FEET; THENCE NORTH 87°57'31" EAST 10.31 FEET TO THE GRANTORS WEST DEED LINE; THENCE ALONG SAID WEST DEED LINE THE FOLLOWING 4 (FOUR) CALLS: SOUTH 15°44'52" WEST 30.66 FEET, SOUTH 00°33'55" EAST 127.39 FEET, SOUTH 23°19'10" WEST 54.18 FEET, AND SOUTH 00°56'17" EAST 142.00 FEET TO THE SAID NORTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE SOUTH 88°49'46" WEST 7.29 FEET TO THE POINT OF BEGINNING.

AREA = 0.18 ACRE

COURTNEY TO OSTHED (PARCEL #240140052)

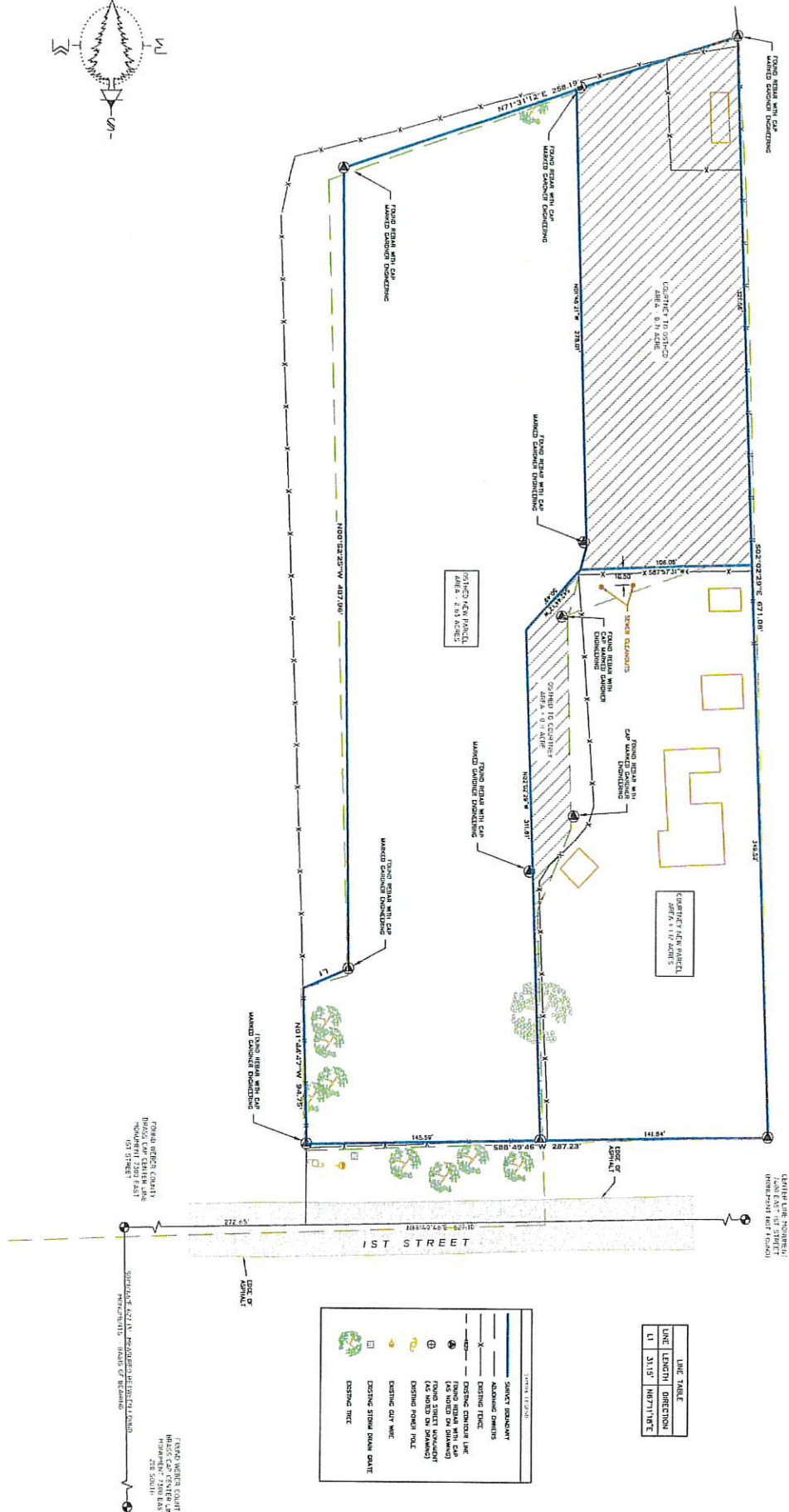
BEGINNING AT A POINT LOCATED NORTH 88°49'46" EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 555.57 FEET AND NORTH 01°10'14" WEST 399.54 FEET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE ALONG THE GRANTORS SOUTH LINE THE FOLLOWING 2 (TWO) CALLS: SOUTH 89°04'01" WEST 13.64 FEET, AND SOUTH 71°25'28" WEST 94.17 FEET; THENCE ALONG THE GRANTORS WEST LINE THE FOLLOWING 2 (TWO) CALLS: NORTH 15°44'57" EAST 43.22 FEET, AND NORTH 00°56'12" WEST 276.40 FEET; THENCE NORTH 71°31'02" EAST 89.03 FEET ALONG THE GRANTORS NORTH LINE TO A FENCE (SAID FENCE BEING THE EASTERLY LINE OF OCCUPATION BY THE GRANTOR); THENCE SOUTH 02°02'29" EAST 316.16 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

AREA = 0.64 ACRE

COURTNEY TO OSTHED (PARCEL #240140047)

BEGINNING AT A POINT LOCATED NORTH 88°49'46" EAST ALONG THE CENTER LINE OF 100 SOUTH STREET 555.57 FEET AND NORTH 01°10'14" WEST 399.54 FEET FROM THE FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 100 SOUTH STREET AND 7300 EAST STREET; THENCE SOUTH 02°02'29" EAST 0.55 FEET ALONG A FENCE (SAID FENCE BEING THE EASTERLY LINE OF OCCUPATION BY THE GRANTOR); THENCE SOUTH 87°57'31" WEST 16.39 FEET; THENCE ALONG THE GRANTORS NORTH LINE THE FOLLOWING 2 (TWO) CALLS: NORTH 71°25'28" EAST 2.87 FEET, AND NORTH 89°04'01" EAST 13.64 FEET TO THE POINT OF BEGINNING.

AREA = 10.46 SQ.FT.



LINE IN/OUT		
LINE	LENGTH	DIRECTION
L1	31.15'	N67°11'0"E

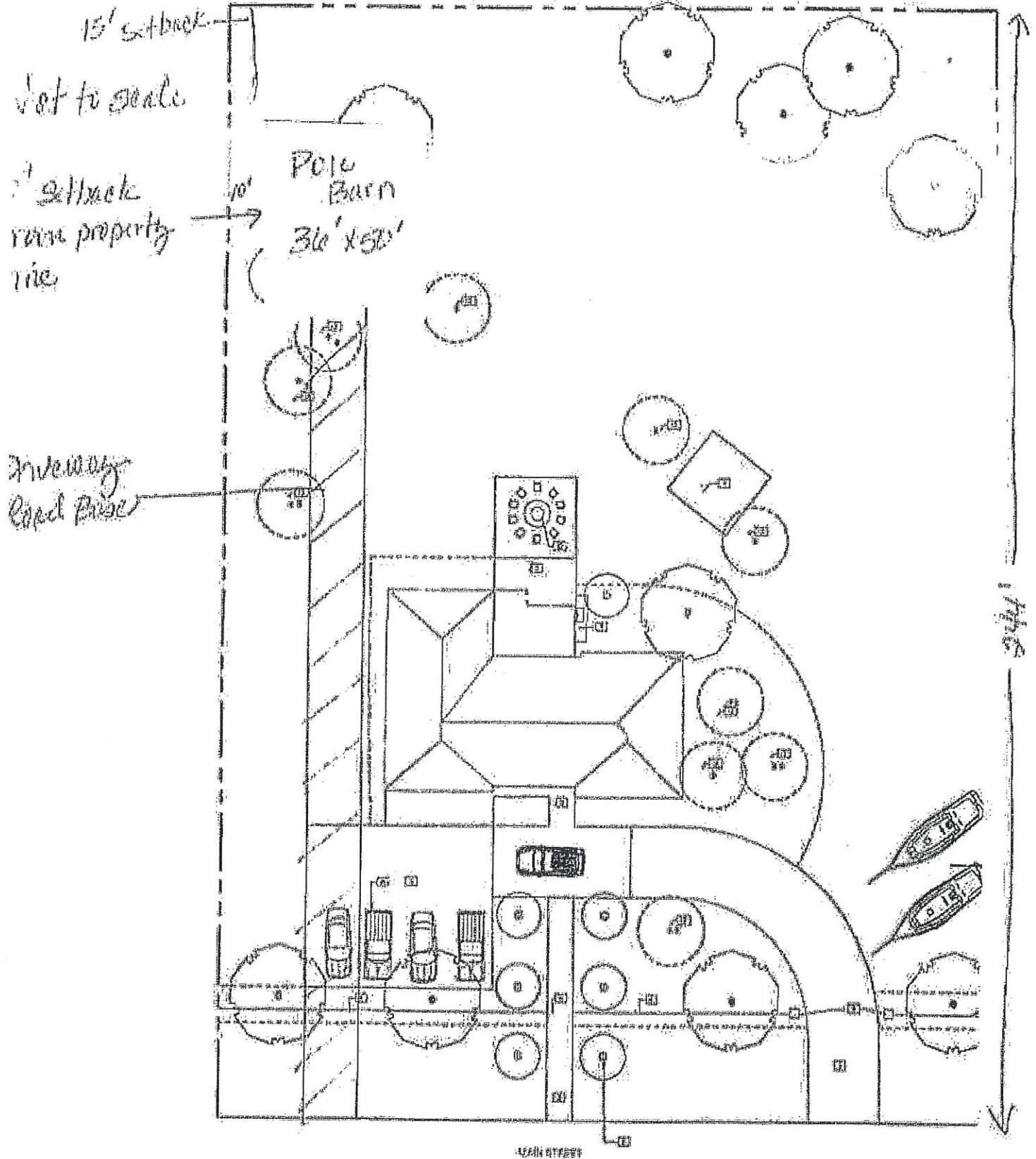
	SURVEY BOUNDARY
	ADJOINING OWNERS
	EXISTING TRUCK
	EXISTING DRIVEWAY
	EXISTING CURB/PAV. LINE
	ROUND DRIVEWAY WITH CURB (AS NOTED ON DRAWING)
	ROUND DRIVEWAY EXCAVATION (AS NOTED ON DRAWING)
	EXISTING PAVEMENT POLE
	EXISTING GUY WIRE
	EXISTING STORM DRAIN DATE
	EXISTING TREE

PROJECT NO. 25-01-014	PREPARED FOR: ADAM OSTHED
SHEET 1 OF 1	PROJECT: OSTHED HUNSTVILLE

TOPOGRAPHIC SURVEY

WEBER COUNTY
LOCATED IN THE SOUTHWEST QUARTER OF SECTION
18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE
BASE & MERIDIAN

PC Meeting 8.26.25
Attn. #4



181' STRINGHAM
HUNTSVILLE, AL

60618 E. 100 S.
Parcel # 740-17-01532



LAND USE PERMIT

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

Tax ID # 240170033

Address of Structure 6018 E 100 S.

Name & Address of Owner/Owners Stringham

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8/26/2025

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: None

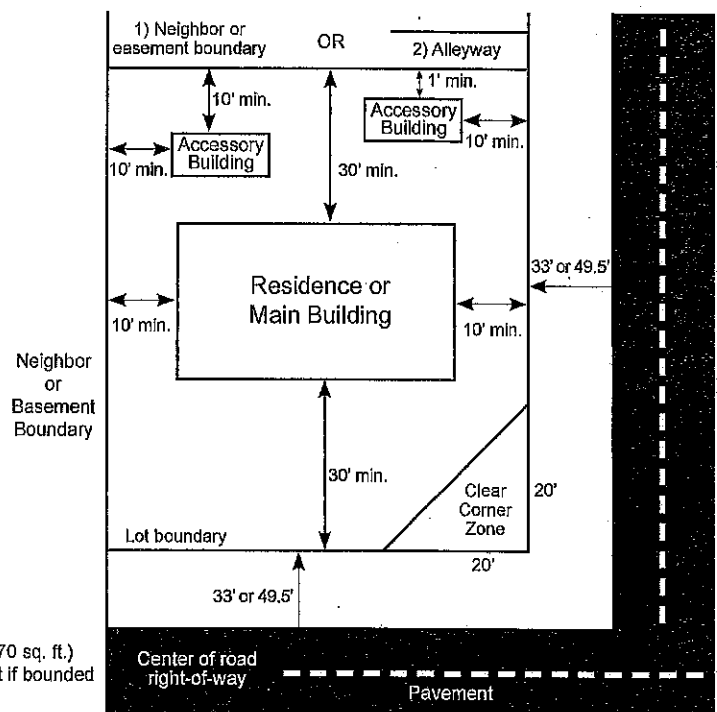

Huntsville Planning Commission Chairman


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





LAND USE PERMIT

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

Tax ID # 24 01000R

Address of Structure 257 S. 7600 E.

Name & Address of Owner/Owners Rustin Miley

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8-26-2025

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: NONE

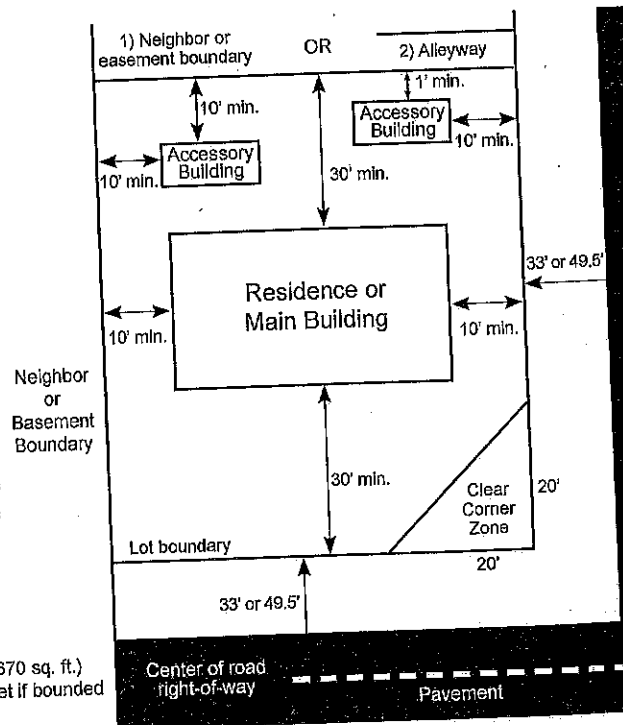
[Signature]
Huntsville Planning Commission Chairman

[Signature]
Property Owner Signature

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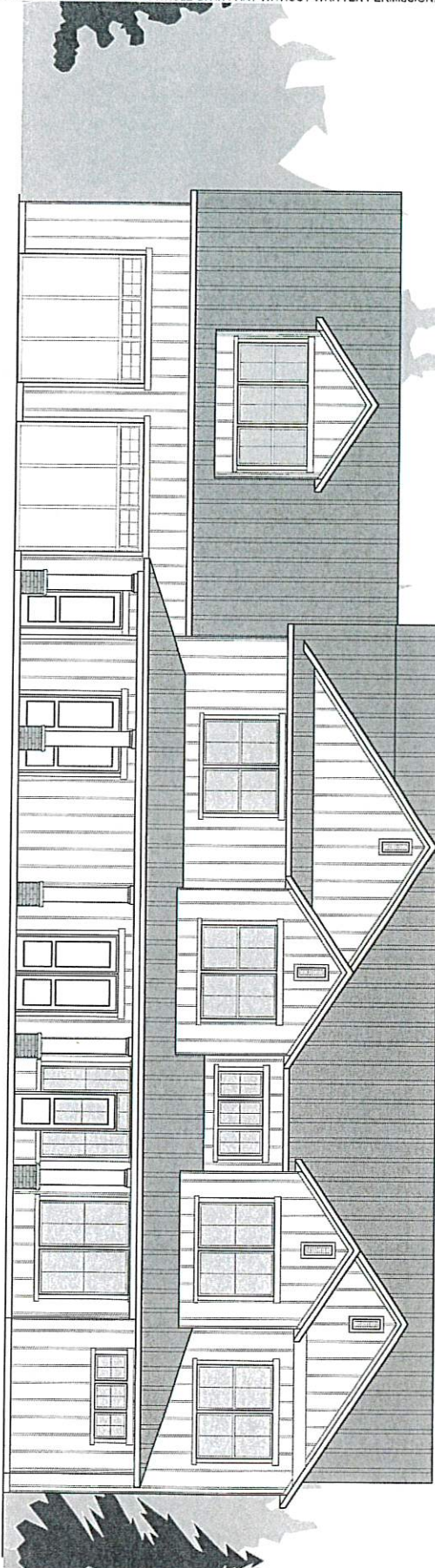
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- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



MYERS RESIDENCE

HUNTSVILLE, UT



JAD
JEFF ADAMS DESIGN
Signature Collection

THESE PLANS ARE ONLY TO BE USED FOR THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL GOVERNMENTS.

THESE PLANS ARE TO BE USED FOR THE FOLLOWING CONDITIONS AND RESTRICTIONS:

THESE PLANS ARE TO BE USED FOR THE FOLLOWING CONDITIONS AND RESTRICTIONS:

MYERS
RESIDENCE

240 SOUTH
7500 EAST,
HUNTSVILLE,
UT

2025-04-05
2025-1405
CONSTRUCTION DOCS
COVER SHEET

C001



JAD
JEFF ADAMS DESIGN
Signature Collection
JEFF ADAMS DESIGN LLC
SOUTH JORDAN, UT 84095
801.778.1034



4/50

LAND USE PERMIT

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

Tax ID # 24 01 00014

Address of Structure 2405 7500 E.

Name & Address of Owner/Owners Meyer

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 8/26/2025

Set Backs Approved: Yes X No

Any special stipulations and conditions of the Site Plan Review: NONE

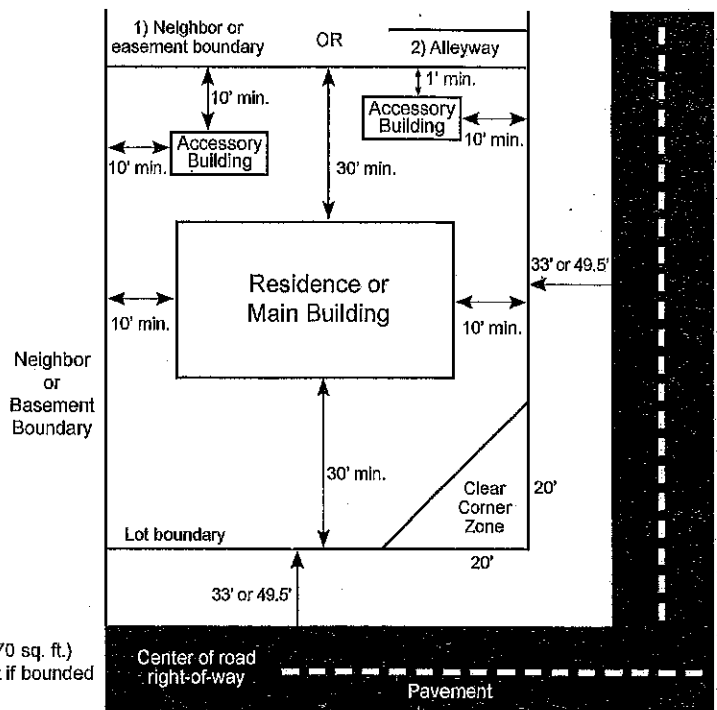
[Signature]
Huntsville Planning Commission Chairman

* [Signature]
Property Owner Signature

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- 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



HUNTSVILLE TOWN
ORDINANCE NO. 2025-7-23

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AMENDMENTS TO TITLE 15.14 – RC ZONE

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING THE
HUNTSVILLE TOWN MUNICIPAL CODE RELATING TO
CHAPTERS TITLE 15.14, 15.16, AND TABLE 15-1 TO UPDATE THE
RECREATION ZONE (RC-1); PROVIDE FOR PERMITTED AND CONDITIONAL
ACCEPTABLE LAND USES AND DEFINITIONS; SEVERABILITY AND
EFFECTIVE DATE.

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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 permitted and conditional the desired uses of the current parcels;

WHEREAS, the Huntsville Town Council desires to amend the Residential Zone (R-1) to prioritize the use of 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 add the definition of "Private Recreational Club" to the definitions of the Huntsville Town Municipal Code;

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.

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

15.14 RECREATION ZONE RC

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

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15.14.1 Purpose

The Recreation Zone RC is established as a zone in which the primary use is for private member-based seasonal recreational purposes camps and private member-based organization, not available for use by the general public or paying public or as a commercial venture enterprise (i.e., private seasonal recreational camps).

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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

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- ~~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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15.14.030 Conditional Uses

The following uses are Conditional and require a Conditional Use Permit in the Zone:

3. Proprietor or owner must occupy the dwelling and the dwelling must be the owner's primary residence.
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.

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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. 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.

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15.6.2.J 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.

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Chapter 0 – Definitions

Private Recreational Club: A member-based organization whose primary purpose is to that provideprovides 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.

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Table 15-1 Use Table

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"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"

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

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"Construction equipment rental and/or storage"

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Fishing Pond – change in RC zone to "C", conditional

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Transportation/Shuttle Services – change to "C", conditional in RC Zone

Restaurant with alcohol Services (in Retail Sales) – Change RC zone to "C", conditional

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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, Huntsville Town Ordinance 2025-7-23 – RC Zone Page 4 of 6

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

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

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Richard Sorensen, Huntsville Town Mayor

ATTEST:

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Town Clerk

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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
- 3) www.huntsvilleutah.gov

Town Clerk

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Staff Report regarding Ordinance 2025.7.23

- 1- PC to consider striking all other items on this Ordinance to address later and concentrating on the RC Zone exclusively.
- 2- As advised by attorney Bill Morris under 15.14.030 Conditional Uses the PC, if it chooses, could come up with a list of restrictions for the RC Zone. Below are some suggested by Beckki who looked into other similar Zones
 - *Limit or put a condition on events. You decide what is good for the neighborhood.
 - *Limit sound amplification of entertainment...no microphones or amplifiers.
 - * No generators after 10 p.m.
 - * Put a curfew on the properties (say 8 a.m. to 10 p.m.) Hours of operation per se.
 - * Restrict occupancy to seasonal. It's okay to store or to meet on the property. It's not okay to reside on the property permanently.
 - * Limit occupancy to the parking spaces on the property and the rest by shuttle only.
 - * Limit shuttles to 100 south.
 - *Require dark sky lighting or some kind of restriction on flood lighting.
 - * Make accommodation for food and beverage service.
- 3- Planning Commission: Consider additional restrictions based on community feedback and emails
- 4- Ensure the conditional use in the ordinance accommodates restrictions on hours of operation, use, and parking

Items for Consideration for RC Zone Revision
Huntsville Town Planning Commission
'August 26, 2025

1. Special Events – No special events shall occur in the RC Zone without Town Approval. Approval Process - After review by the Town Special Event coordinator, the Huntsville Town Council will review the special permit application and make a determination on granting the request based on the impact of the event on traffic, security, welfare, convenience, health and safety of the public, and the plans of the applicant to mitigate these concerns. No permit will be granted without evidence of insurance listing the Town as an additional insured. If a permit is granted, the Town makes no guarantees and assumes no liability for the safety of participants or spectators of special events. 8.1.3
2. Follow Huntsville Town Noise Ordinance – 2.2.9.
3. Restrict occupancy to seasonal – May 1 to September 30.
4. Limit total occupancy to 150 people, including staff.
5. Limit total number of shuttles trips transporting people to the property to five and all shuttles and recreational vehicles must travel on 100 South.
6. Night lighting – Shall follow Weber County Dark Sky ordinance.
7. Food and beverage service – Shall obtain necessary permits and ensure all sales tax revenue to be received by Huntsville Town.
8. Parking – Not to exceed 30 developed parking spots, including handicapped parking requirements.
9. Operating hours – not to exceed opening at 8 AM and closing at 10 pm.
10. Business license – Must obtain a current Huntsville Town Business License.

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 – 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	

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

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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

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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>
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, single family	P	P N	N 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

<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>
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	

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