

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

MEETING DATE: September 25th 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	Excused
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
John Henderson	Alt Planning Commissioner	Excused
Sandy Hunter	TC Liaison	Excused
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 August 26th 2025.
(See Attachment #1)

Chairman Endicott motioned to approve the amended minutes from August 26th, 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 Poulter Commissioner Ferre
<u>NAYS:</u>	

3-Discussion and/or action of Land Use Permit for Grant Accessory Building, 6621 E 100 S, Parcel #241300004 (See Attachment #2)

Cindi and Zachary Grant were online to represent their project. Location of the proposed structure was clarified. No plumbing or gas, just electrical.

PCM Ferre motioned to approve Land Use Permit for Grant Accessory Building, 6621 E 100 S, Parcel #241300004. PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

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

4-Discussion and/or action of Land Use Permit for Huntsville Town Parcel #240140039, Lessees Ogden Valley Sauna, concrete pad and portable sauna building. (See attachment #3)

Grant was online to speak on the project, business partner Kaitlin was in person at the meeting. Grant and Kaitlyn gave the overview of the business. The logistics and infrastructure of what will be added to the property was discussed.

PCM Songer motioned to approve the Land Use Permit for Huntsville Town Parcel #240140039. Lessees Ogden Valley Sauna, concrete pad and potable sauna building. PCM Endicott seconded the motion. Recused; Commissioner Poulter. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Ferre
NAYS:	
Recused:	Commissioner Poulter

5- Discussion and/or action on Land Use permit for signage for Ogden Valley Sauna. (See Attachment #4)

Kaitlin commented that the signage will be lit to Dark sky standards.

PCM Ferre motioned to the Land Use permit for signage for Ogden Valley Sauna. PCM Songer seconded the motion, with the stipulation that the final concept for the signage be sent to the PC when it is available. Recused: Liz Poulter. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Steve Songer Commissioner Suzanne Ferre
Recused;	Commissioner Liz Poulter
NAYS:	

6-Discussion and/or action for recommendation of Ordinance 2025.7.23 (See Attachment #5)

Chairman Endicott referred to Marriott-Slaterville's ordinance as an example. Allen recommend that the PC look at updating the Conditional Use section in the Huntsville Town code. The issue of traffic and occupancy for the RC Zoned and potentially zoned areas were discussed. As far as the powder mountain property the Town is working on a development agreement to go along with changes to the RC Zone.

Chairman Endicott mentioned for the record that the existing Boat Club as it currently operates is "grandfathered" any changes to the current RC zone will not their effect current operations.

Chairman Endicott reviewed comments that were submitted by the Planning commission members and included in the packet. PC Poulter reviewed her comments as submitted.

The requirement for a business license was brought up by the PC.

PCM Songer was concerned about the enforcement issue. PCM Poulter commented that if rules are not followed the Town has the ability to revoke the Conditional Use Permits issued. That is the Town's main recourse if the stipulations set by the Town are not followed. Steve is voiced that the Town should be cautious about the rules it makes as they might struggle to enforce them.

PMC Discussion and/or action for recommendation of Ordinance 2025.7.23 PCM seconded the motion. All Votes Aye. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Endicott Commissioner Songer Commissioner Poulter Commissioner Ferre
NAYS:	

7- Sandy's TC Updates. Sandy was unavailable for comments

8-Public Comment. Will Vander Toolen commented/ questioned about the commercial activity that is taking place on the property. He was concerned about what would be the financial benefit to the Town for certain operations on property that could potentially be in the RC zone.

Brady Layton also commented on the financial aspect of operations proposed in Town.

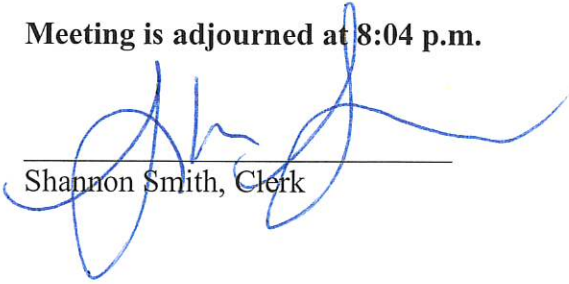
9-Chairman's Remarks. Chairman Endicott commented that the Town is addressing Sales tax for Powder Mountain and their operations in Town. Allen also commented on the traffic issue in Town, he agrees that needs to be addressed. Chairman Endicott pointed out that currently Powder Mountain has paused all projects and are currently working on agreements with the Town. He also reminded the group that all property owners have property rights and the Town needs to work together with property owners to reach agreements.

Chairman Endicott thanked all for the discussion.

10-Motion to adjourn.

PCM Songer made a motion to adjourn the meeting. All votes Aye. Meeting adjourned by acclamation.

Meeting is adjourned at 8:04 p.m.



Shannon Smith, Clerk

CLERK COPY

PCM Meeting 9.25.25
A#ch. #1

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 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

PC Meeting 9.25.25
Attn. #2

ZACHARY GRANT
6621 E 100 SHUNTSVILLE UT 84317
PARCEL: 24-130-0004
PH: 801-598-8505

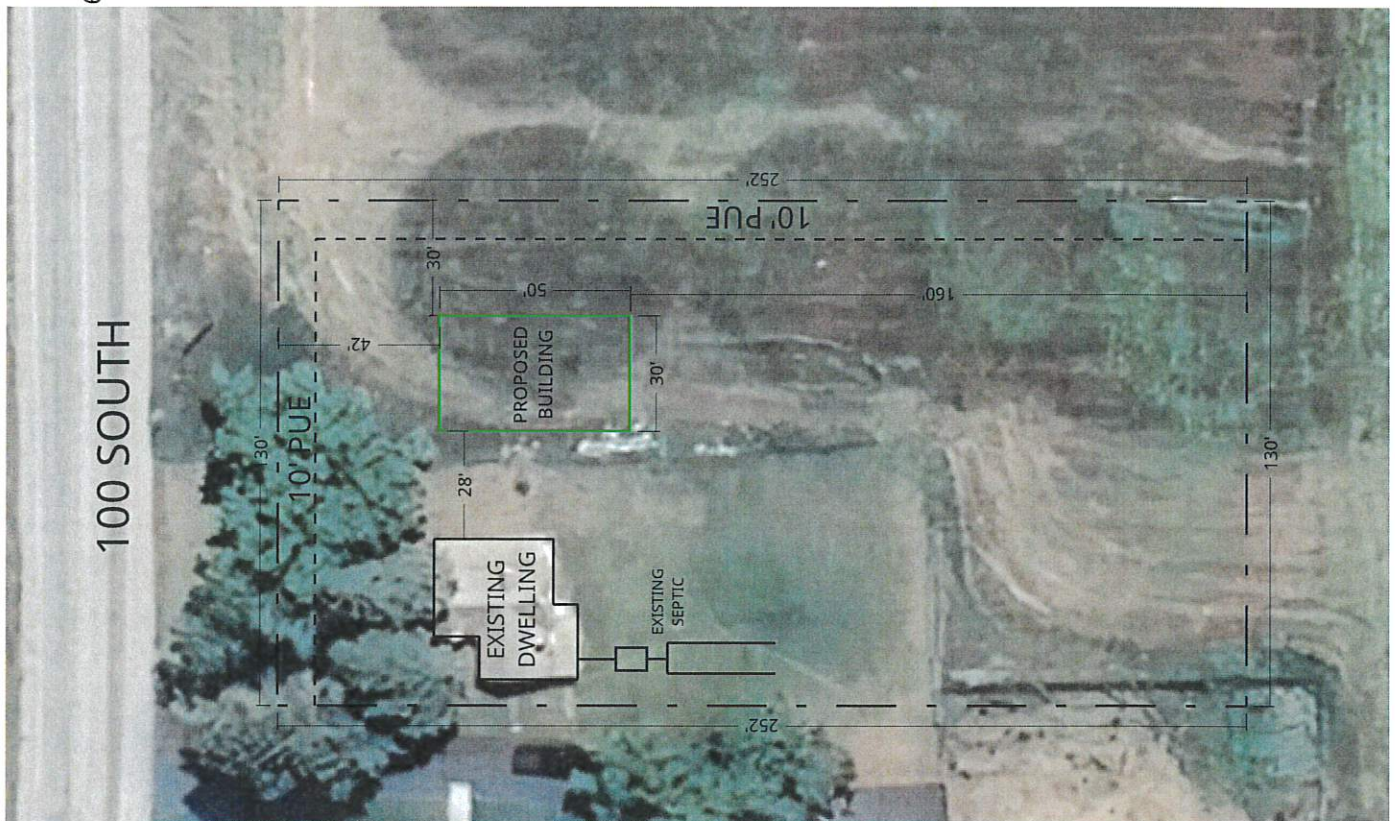
CONTRACTOR
ROPER BUILDINGS
LIC: 5988440-5501
PH: 801-689-3630



50'
SCALE

Notes:

1. Drainage to be maintained on lot.
2. Grade to slope away from structure at 5%.
3. Material to be dropped off on site without disruption to traffic.
4. A portable toilet, dumpster and concrete washout will be on site during construction.
5. Project construction to adhere to all codes and ordinances adopted by Huntsville City.



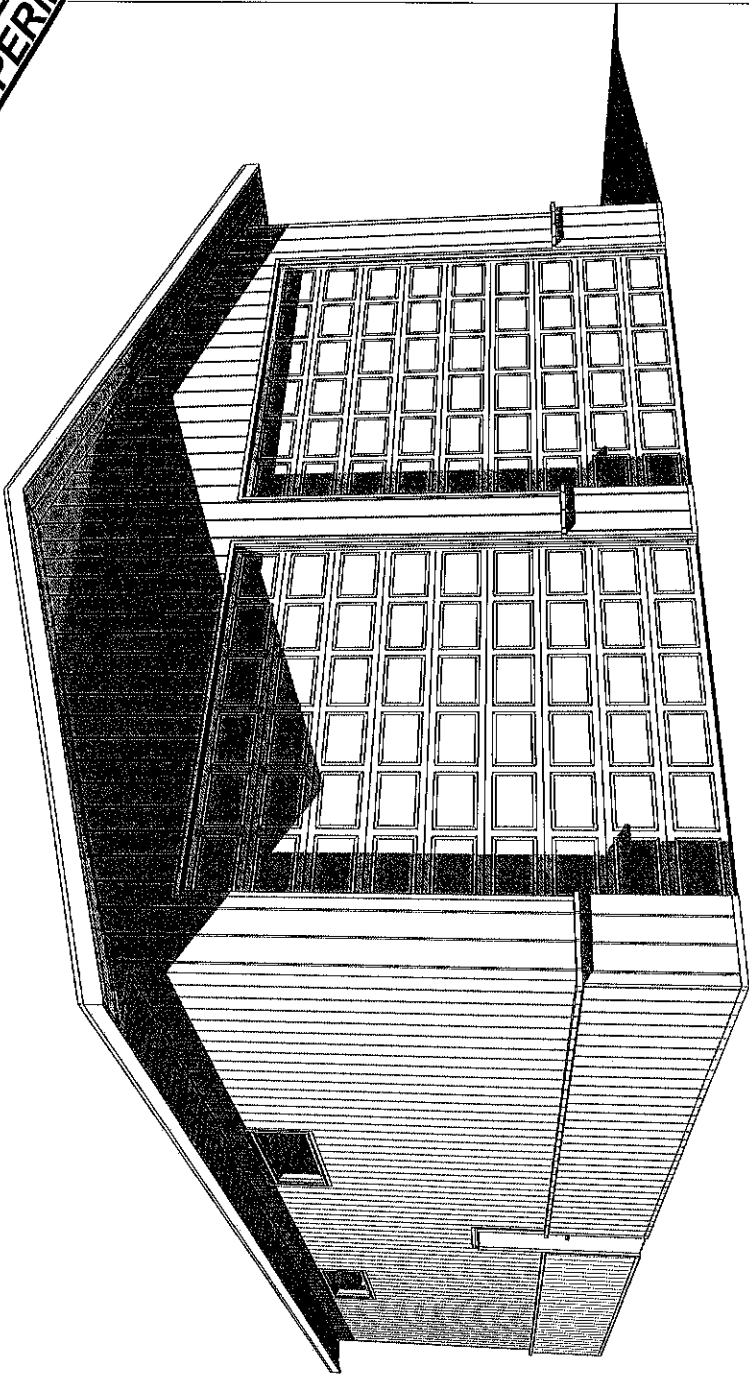
ROPER BUILDINGS

ZACH GRANT BUILDING

DATE:
08/25/2025

DRAWING INDEX	
A0	Title Page
A1	Foundation Plan
A2	First Floor Plan
A5	Elevations

PRELIMINARY ONLY -
NOT FOR PERMITTING



CONTACT

ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630

BUILDING INFORMATION

BUILDING INFORMATION:
DIMENSIONS: 30' x 50' = 1,500 ft²

TOTAL SQUARE FOOTAGE: 1,500 ft²

SITE INFORMATION:
ADDRESS:
6621 E. 100 S.
Huntsville, UT 84317

USAGE:
Residential Accessory

GENERAL INFO:

GIRTS: STANDARD
CLEAR HEIGHT: 16' - 0"
CONCRETE THICKNESS: 4"



\$150

LAND USE PERMIT

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

Tax ID # 241300604

Address of Structure 6021 E 100S

Name & Address of Owner/Owners GRANT

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9-25-2025

Set Backs Approved: Yes X No

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

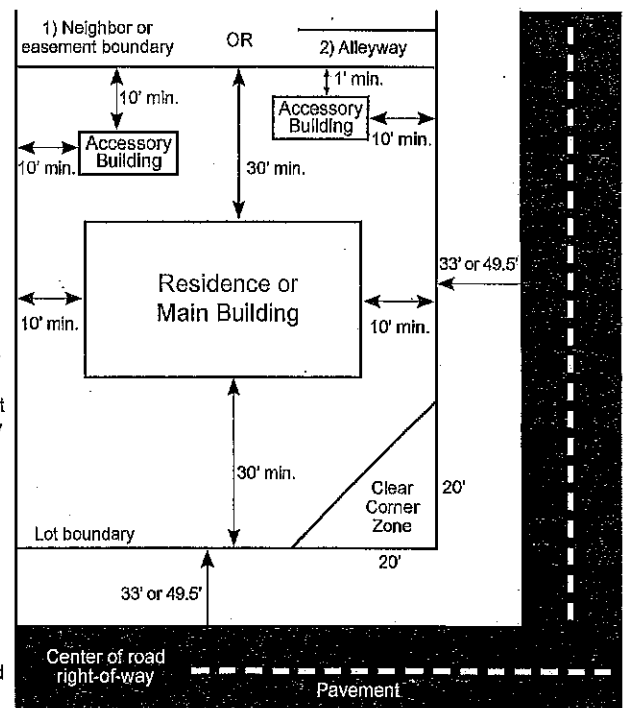
Huntsville Planning Commission Chairman

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



Lease with: Ogden Valley Sauna

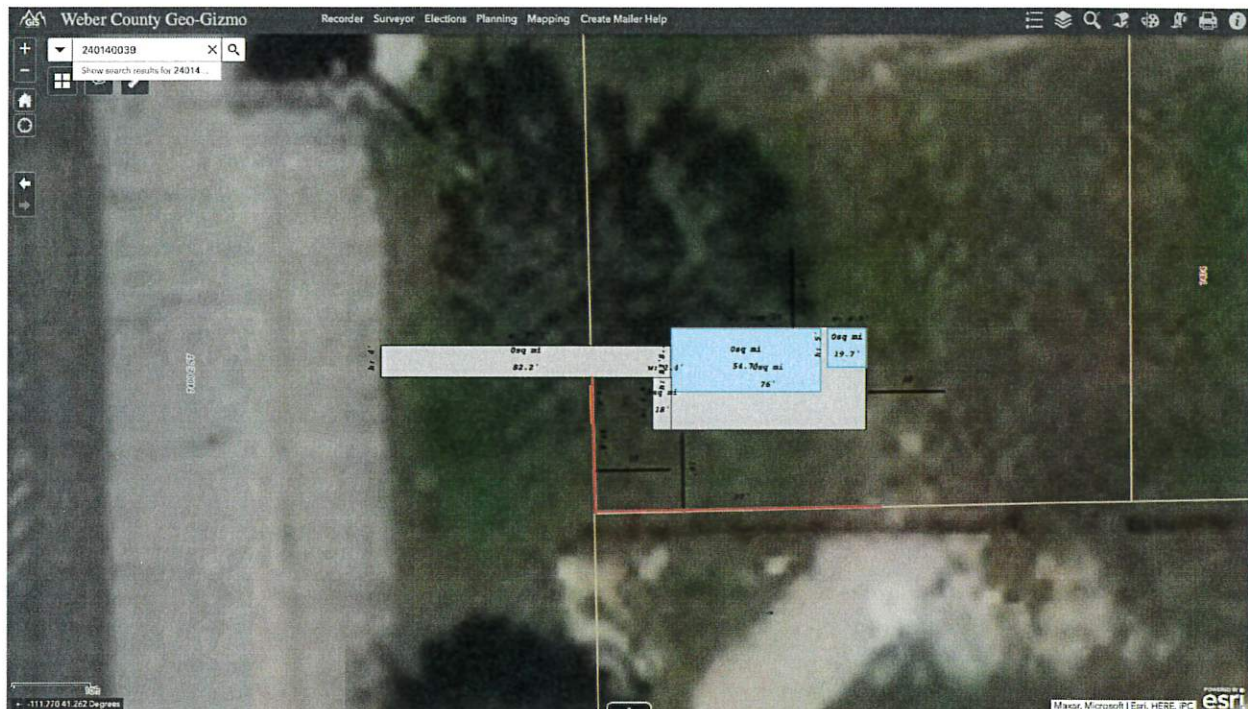
Weber County Parcel #240140039

Proposed Address: 450 South 7400 East, Huntsville, UT 84317

Zoned: C-1

Lease Term: 11/1/25 to 5/31/30 (with available lease extensions)

Plat Diagram, Key & Measurements.



Black: 10' Setbacks

Grey: Concrete Slab & Walkway

Orange: Signage

Blue: Structures

Red: Fence

Approximate Measurements:

- Offset from the front property line to the pad: 10'
- Offset from the bathrooms to the side property line: 10' min, 30' max
- Offset from concrete pad to the side property line: 10'
- Sauna Dimensions: 8' x 19'
- Pad Dimensions: 18' x 26'
- Sidewalk Dimensions: 4' x 37'
- Bathroom Dimensions: 5' x 5'
- West Fence: L: 17', H: 6', Material: Wood
- South Fence: L: 37', H: 6', Material: Wood



204
1 24040039
\$150

LAND USE PERMIT

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

Tax ID # 24040039

Address of Structure TBD

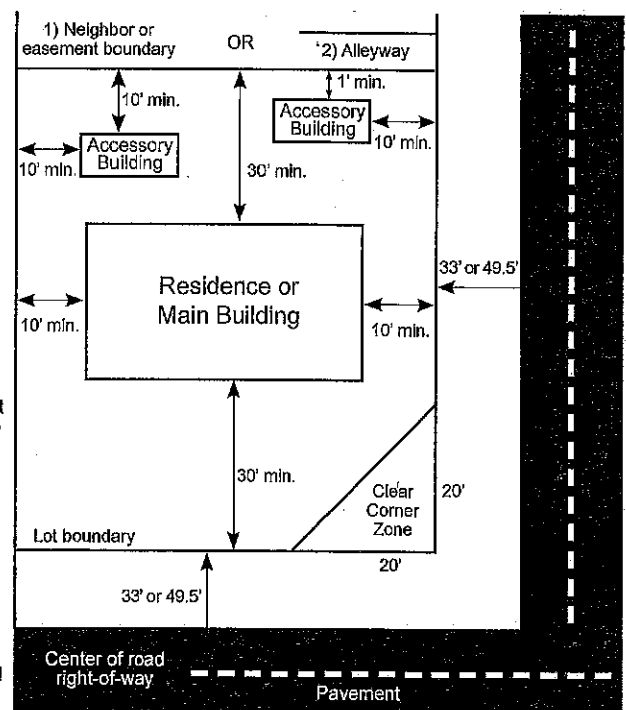
Name & Address of Owner/Owners Huntsville Town / leased by Ogden Valley Sauna

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9-25-2020

Set Backs Approved: Yes ☒ No ☐

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

Huntsville Town Residential Zone Setbacks



[Signature]

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)



Signage.

Specifications:

- Offset: 0
- Type: Attached to Fence
- Count: 1
- Location: West
- Illumination: Downward, Hooded, Warm (e.g. [dark sky approved lighting](#))
- Dimensions: W:5', H: 6', Projection: <18"
- Multiple Tenants: Not applicable
- Material: Wood

Contents/Details:

Huntsville Sauna

450 South 7400 East, Huntsville, UT 84317

Sessions 6am to 9:30pm Daily

Book at HuntsvilleSauna.com



Signage

LAND USE PERMIT

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

Tax ID # 24040039

Address of Structure TBD

Name & Address of Owner/Owners Huntsville town / leased by Ogden Valley Sauna

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9.25.2025

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: * Approval for

Business signage - PC request
finalized concept
plan be emailed for review.

A. Sted

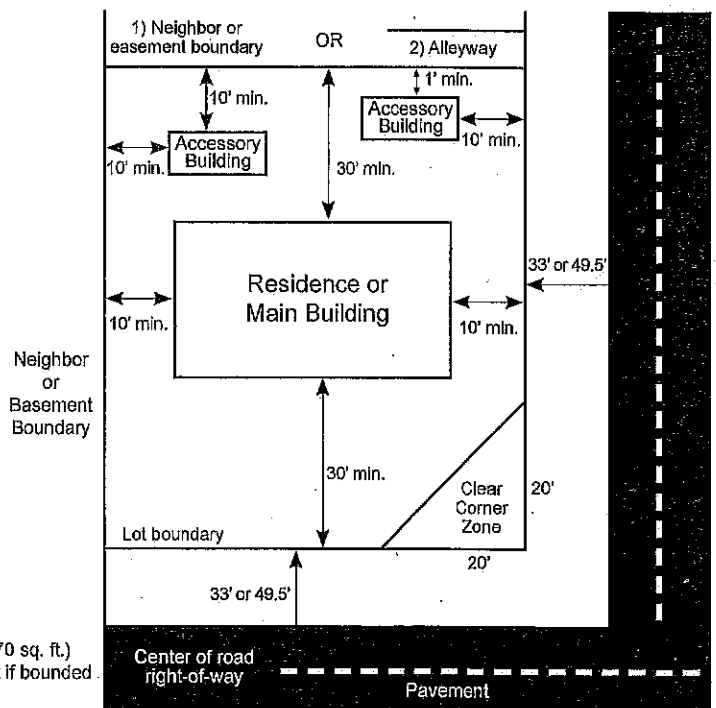
Huntsville Planning Commission Chairman

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



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

AMENDMENTS TO TITLE 15.14 – RC ZONE

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH,
AMENDING THE HUNTSVILLE TOWN MUNICIPAL
CODE RELATING TO CHAPTER ~~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.**

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.

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

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).

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~~

15.14.030 Conditional Uses

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

A. 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 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.

15.14.4 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.

- ~~€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.
- ~~€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, Guests and Staff owners of the Club property whether through direct title of 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 portion thereof, ~~the use of such premises being restricted to members and their guests.~~ Usage of the premises may occur year—
around.
- 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.

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 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.

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.

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.

Chapter 0 – Definitions

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

Table 15-1 Use Table

“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/or 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

Allen Endicott

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.
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.

Jeff's Comments in Green

15.14.030 Conditional Uses

The following uses shall be allowed in the Recreation Zone RC only upon issuance of a Conditional Use Permit (JL-to the resident parcel owner). All conditional uses are subject to review by the Planning Commission and approval by the Town Council, and may include such conditions as are deemed necessary to protect the health, safety, and welfare of the community. JL-consider adding "and in accordance with Huntsville Town's General Plan." A Conditional Use Permit may be revoked at a later time JL-at any time by the Huntsville Town Council, 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.

A. **Special Events** – Special Events, over 150 people (JL-150 seems high, should be commensurate with parcel size, activity, time of year, etc.), Shall be limited to no more than 3 per season. JL-so, does this mean that an unlimited number of special events can happen without town approval? We need a specific definition of what a special event is. No special events shall occur without Town approval. After review by the Town Staff, the Town Council shall consider a special permit application based on the impact to traffic, security, welfare, convenience, health and safety of the public, and the applicant's mitigation plans. For Special events, the town will require the applicant to submit a plan showing how speakers, stages, or outdoor activities will be positioned to minimize impacts to surrounding residences. JL-we need a form with the definition, requirements for the town along with the plans/mitigation for the resident No permit shall be granted without proof of insurance naming the Town as an additional insured. The Town assumes no liability for participants or spectators.

B. **Compliance with Noise Standards** – All conditional uses shall comply with Huntsville Town Noise Ordinance §2.2.9.

C. **Seasonal Occupancy** – Occupancy shall be limited to the period of May 1 through September 30 each year. JL-what does this mean? That special events (however we define them) can only happen between these dates?

D. **Maximum Occupancy** – Total occupancy, including staff, shall not exceed one hundred fifty (150) persons at any given time. JL-above it states that special events over 150 people require a permit. Here, we limit the total number of people to 150. What do we want here?

E. **Transportation and Shuttles** – The number of shuttle trips transporting people to and from the property shall be limited to 5 round trip shuttles per day. All shuttle and recreational vehicles must access the property from 100 South. JL-I don't think we should specifically call this out. It should be part of what the resident/owner outlines to the town as part of their transportation plan for up to the limit of annual events.

F. **Night Lighting** – All outdoor lighting shall comply with the Weber County Dark Sky Ordinance.

cu ? **G. Food and Beverage Service** – Food and beverage service may be permitted subject to obtaining all necessary health and business permits, and all sales tax revenue shall be reported to and received by Huntsville Town. JL-again, needs to be clearly outlined on the permit form what they're doing with F&B sales - ?

H. Parking – On-site parking shall not exceed thirty (30) developed spaces, inclusive of required handicapped-accessible stalls. No parking outside the property will be allowed. JL-what is a developed space? How do we police parking over drain fields? If they arrange with an adjacent parcel or somewhere outside of town, wouldn't that be ok to shuttle guests back and forth within some parameters?

Liz's comments

What size of crowd does PM (Powder Mountain) want to entertain? I agree with Jeff L that 150 is a big number. maybe once a year it could be an exception. And other events would be smaller. Again, what does PM foresee?

Seasonal occupancy May1- Sept 30? Does PM plan winter use at all? If 3 events per season- this could mean 12 events per year if all 4 seasons are included. That is monthly, which is a lot.

Would the TC have to consider a special permit each time PM plans an event- that is a lot of advance planning for PM, especially if they also needed a business license for every conditional use.

Hours of 8am to 10pm with no generators or additional noises outside those hours? difficult to enforce.

Shuttles restricted to numbers? how to enforce?

I also liked Jeff L's comment linking "in accordance to the General Plan"

Sandy's remarks:

We have to keep the Ogden Boat Club in mind when we put in conditions. I agree with all of Jeff's comments.

I don't think we want to list "Operating Hours." The Boat Club operates 24-7 because they stay overnight in their trailers. A "special event" can have conditions with operating hours and that would need to be listed within the special event paragraph. The way it is written below is confusing.

We currently do not have a restriction on the seasonal occupancy for the Boat Club. They usually open up the first of May and close up in October. We do state they can occupy their trailers all year if they want, even though they do not.

We need a written plan from Powder Mountain of their plan for use of the property. How many people do they plan to have on a daily basis at their facility? How many people for a special event? When we first met with them in early 2024 they said they were purchasing the property so they could give their “clients” access to the lake. When I currently speak to Brandi Hammond about noise at the swimming pool they want to build—she says they have a swimming pool up on top of the mountain so the Huntsville swimming pool wouldn’t be over run. If that is the case—why do they need the Pineview access property to hold the late “movie nights” and big dinners around the pool. Why can’t they do those events at their facility on top of the mountain. We were not told at our original meeting that they planned to do all of these “events” with a lot of people and amplified sound. We were just thinking “lake access” with a swimming pool.

Our noise ordinance already states no noise prior to 8 am and after 10 pm. Our current Title 8.7 requires special event permits for over 150 people. I think we may want a special permit from Powder Mountain for less than 150 people. We do need to limit the number of events per year for PM. We need to know their “regular” projected number of people without an event. Would this be dependent on the size of the pool, restrooms, etc., and don’t we need the maximum number from the Health Department. Once we have a “regular” number for attendees, then we can decide what is the number to create a “Special Event.”

I think an “event” is when there are more shuttles than normal, longer hours than normal, amplified music and announcements, etc. That kind of activity is what needs to have “conditions.”

I am not against keeping PM in the Residential zone and establishing conditional uses. I don’t think it would affect our residents excessively. If they have a wedding, or large gathering, I don’t see it a problem to notify the Town of their event. I prefer NOT changing the RC zone which will enlarge the “area” of RC zone we have in town. If Powder Mountain sells, then those parcels are still in a RC zone.