

MINUTES OF THE HUNTSVILLE TOWN Planning Commission Work Session

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

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

Citizens :Jeff Keeney, Rex Harris

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

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

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

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

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

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

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

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

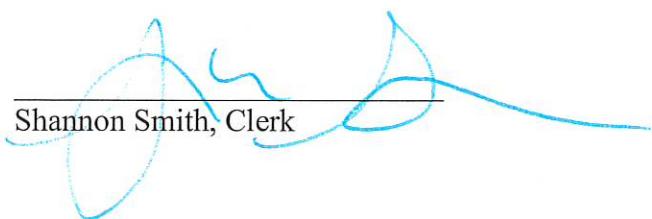
It was discussed that a clean copy sent out before the next meeting, for the PC to review. There will be a Public Hearing at the next meeting on this Ordinance.

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

Motion to adjourn.

PCM Larsen made a motion to adjourn, PCM Henderson seconded.

Meeting is adjourned at 2:00 pm



Shannon Smith, Clerk

1.6.2024

HUNTSVILLE TOWN
ORDINANCE NO. 2025-7-23

AMENDMENTS TO TITLE 15.14 – RC ZONE

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

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

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

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

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

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

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

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

[Commented \[BE1\]: Show code reference](#)

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

negative impact to the R1 zone

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

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

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

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

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

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

15.14 RECREATION ZONE RC

15.14.1	Purpose.
<u>15.14.2</u>	Definitions.
15.14.32	Permitted Uses.
15.14.43	Conditional Uses Area Regulations.
15.14.54	Special Provisions.
<u>15.14.6</u>	Area Regulations.

15.14:1 Purpose.

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

The objectives of the RCRecreational Zone RC are:

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

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

15.14.2 Definitions These definitions only apply to this Chapter. title 15.4

A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.

B. "Accessory Structure or Building" means a subordinate structure detached from but

* Private Campground – means
member-based

located on the same lot as the main structure, the use of which is incidental and accessory to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or structure, i.e not a secondary structure

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

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

- F. "Dwelling" means a building or portion thereof, which is constructed in compliance with the Town's adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.
- G. "Permitted Use" means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.
- H. "Private" means for use by the occupant club members, their friends, and guests, and not for the purpose of remuneration, hire, or sale or any other commercial use nor use by an ad-hoc informal association or group for the purpose of circumventing this limitation.
- I. "Public" means general public, who, are not members of the organization or club, buildings or uses owned or operated by a branch of the Government or governmental entity and open to the public, such as Libraries, School, Parks, other than private facilities.

A Outdoor Recreation

A Special Event

J. "Special Event" means ??????????????

15.14.32 Permitted Uses

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

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

B. Bike Paths

C. Private Parks

D. Outdoor Recreation

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

B. Fishing

Private recreation grounds; private picnic areas

C. 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

15.14.34 Conditional Uses.

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

A. Private Recreation Facility:

- a. Special Events as defined by 15.14.2 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
- b. Operating hours – not to exceed opening at 8 a.m. and closing at 10 p.m.
- c. Parking – Not to exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking allowed.
- d. Shuttle Service – Shuttles for events and daily activities must be restricted to 100 South.
- e. Noise – No amplified sound on the parcel with the exception for emergency circumstances. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
- f. Daily Occupancy – limited to 100 people including staff and members.

Commented [BM3]: Is overnight camping allowed by members? How many days in a row? Overnight activities allowed? What other uses or regulations have you missed?

Rec #
for R1
zone

US (d) BTA

40 people / Acre

Daily occupancy in a 24hr
per day can be no more
than 40 people / Acre

- g. Night Lighting – Must follow Weber County's Dark Sky Ordinance.
- h. Dwelling Units – Not permitted in the RC Zone.
- i. Business License from Huntsville Town shall be required.
- j. Food and beverages, including alcoholic beverages, shall only be provided to members only. Commercial catering or restaurant business is not permitted.
campers not permitted

B. Private Camping:

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

\$1 per Acre

C. Vehicle Control Gates

15.14.3 Area Regulations

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

15.14.54 Special Regulations Provisions

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

Commented [BM4]: What is this for?

Commented [BE5R4]: The RC zone is frequently used by the public to "turn around" and explore these parcels. There has been a desire expressed to have a vehicle control gate. Since two owners share this access, conditions might be needed to allow both parties to access the gate.

permanent basis.

- A. Motor homes, travel trailers or tents may be kept, placed or stored on the premises between October 15th of each year and May 1st of each succeeding year.
- B. There shall be no sewage dump facility permitted in this zone.
- C. A. The required yard space shall be kept free of debris, refuse or other inflammable material which ~~may constitute~~ may create a fire hazard.
- D. B. This zone is not available for use by the general or paying public or as a commercial venture or enterprise.
- C. Usage of the premises is limited to Members, Guests and Staff owners of the Private Club property, which owns ~~or leases~~ a building or property or portion thereof. ~~the use of such premises being restricted to members and their guests.~~ Usage of the premises may occur year-around.
- D. Subletting or leasing is not permitted.
- E. Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.
- F. On-street parking is not permitted

15.14.6 Area Requirements.

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

15.4 CONDITIONAL USES¹

¹Amended 2-4-2021; Ordinance #2021-1-28; Various Edits including the adoption of Conditional Use Standards.

15.4.1	Purpose
15.4.2	Conditional Use Permit
15.4.3	Review Procedure
15.4.4	Determination
15.4.5	Basis for Issuance of Conditional Use Permit
15.4.6	<u>Appeal Building Permit and Improvement Guarantee</u>
<u>15.4.7</u>	<u>Building Permit and Improvement Guarantee</u>
<u>15.4.87</u>	Expiration
<u>15.4.98</u>	Discontinued Use

15.4.1 Purpose

The purpose of Conditional Use is to allow a land use that, because of its unique characteristics or potential detrimental effects within a zone, or on adjacent land uses, may be allowed only if certain conditions are required that mitigate or eliminate the detrimental impacts. The intent is to make provision for said uses under conditions and circumstances that pertain to that zone. Since said uses would not normally be permitted in that zone, careful examination and establishment of the conditions for permitting said uses is provided for under these procedures.²

15.4.2 Conditional Use Permit

A Conditional Use Permit shall be required for all uses not specifically listed for a given zone. The Conditional Use Permit shall be approved by the Huntsville Town Council after review and recommendation by the Huntsville Town Planning Commission. A Conditional Use Permit shall be required for all uses listed a Conditional Uses in the zone regulations. A Conditional Use Permit may be revoked at a later time by the Huntsville Town Council, by the Planning Commission, based upon sufficient evidence of failure to comply with the conditions imposed on the permit, or based upon sufficient evidence of other violations of the law, after review and recommendation by the Huntsville Town Planning Commission, upon the permittee's failure to comply with the conditions imposed with the original approval of the permit.

15.4.3 Application Procedure

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

²Amended 6-22-22; Ordinance #2022-5-26 B: wording updated

- B. The application together with all pertinent information shall be considered by the Huntsville Town Planning Commission at its next regularly scheduled meeting. The applicant shall be notified of the date, time, and place of each public meeting.
- C. The Huntsville Town Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest. The applicant shall be notified of the date, time, and place of each public hearing.

15.4.4 Determination

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

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

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

15.4.5 Basis for Issuance of Conditional Use Permit

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

- A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards set forth in 15.4.6.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

15.4.6 Conditional Use Standards

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

1. On-site security, security system, or security plan.
2. Additional set-backs or landscaping.
3. Additional storm water facilities or retention.
4. Sign limitations.
5. Easements, covenants, deed restrictions, or similar limitations.
6. Limits on hours of operation, in whole or part.
7. Limits on hours of operation of equipment or machinery.
8. Limits on the types of equipment or machinery.
9. Height limits.
10. Size limits.
11. Density limits.
12. Structural limits.
13. Time limits for construction, temporary uses, limited uses, or limited operation.
14. Limits on the number of objects or animals.
15. Conditions to limit light, glare, or heat.
16. Conditions to limit vibration, movement, odor, or noise.
17. Architectural, fencing, landscaping, or design mitigation.
18. Limits on the number of employees, patrons, or automobiles.
19. Traffic regulations, congestion reduction measures, and limited access.
20. Limitations to improve public health.
21. Limitations to improve public safety.
22. Any other condition to mitigate anticipated detrimental impacts.

(15.4.7 Appeal) * Bill *

1. The decision of the planning commission may be appealed to the mayor at the next regular council meeting by filing a written appeal within 15 days after the date of the planning commission meeting where the decisions was rendered.
2. After review and opinion from the Town Council, the mayor may uphold or reverse the decision of the planning commission and impose any additional conditions that it may deem necessary in granting an appeal.
3. The decision of the mayor may be appealed to the board of adjustment within 15 days of the decision of the mayor, only after the filing a written appeal by an aggrieved party. The board of adjustment shall review the decision of the mayor and planning commission decisions for correctness.

22.

15.4.7 15.4.8 Building Permit and Improvement Guarantee

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

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

15.4.8 15.4.7 Expiration

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

15.4.9 15.4.8 Discontinued Use

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the

Huntsville Town Planning Commission, and Huntsville Town Council. If two (2) years expire with discontinued use and/or abandonment, the owner will remove the structure or use it for an approved use. If the owner does not remove the structure, Huntsville Town will remove the structure and place a lien on the property for the cost of removal and disposition.

Commented [BE6]: This is not something that I have seen in other ordinances. I am not sure that this section needs to stay in the new ordinance.

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

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

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

Commented [BM7]: Do you want to include CUP Chapter amendments to update the CUP to state law as administrative approval?

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

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

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

"Construction equipment rental and storage"

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

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

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

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

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

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

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

Richard Sorensen, Huntsville Town Mayor

ATTEST:

Town Clerk

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

CERTIFICATE OF PASSAGE AND PUBLICATION / POSTING

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

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

Town Clerk

Sent out final *
Clear Copy

1. Special Events:

“Special Event” means a pre-planned, temporary activity or gathering, held on a specific date or dates, that is hosted by a Private Recreational Club within the RC Zone and which may attract attendance beyond the daily occupancy limits set for regular use. Special Events require a permit issued by the Huntsville Town Council in accordance with Section 15.14.4(C), and are limited to no more than three (3) per calendar year per property. All Special Events must comply with limitations on parking, noise, occupancy, lighting, and hours of operation as set forth in this Chapter.”

2. Outdoor Recreation:

“Outdoor Recreation” means non-commercial leisure and physical activities that take place outside and are designed to promote health, enjoyment, or relaxation. Permitted Outdoor Recreation activities in the RC Zone do not generate significant noise or vehicular traffic, and do not involve overnight occupancy, commercial operations, or amplified sound. Outdoor Recreation does not include organized sporting events, vehicle-based activities, or any use that requires a Conditional Use Permit under this Title.”

Allen

Jeff

Brent

Liz

John.

Sandy
will-zoom

Jeff Kenny

Jeff's Committee at Watercolor

Attn: 

~~Sandy~~
Jeff | Brent

RC Zone Ordinance

Planning Commission Review & Rationale Memo

(Work Session – Narrative Summary)

1. Purpose of This Memo

This memo is intended to support the Planning Commission's January 6 work session by summarizing key discussion points, concerns, and suggestions raised over the course of the RC Zone ordinance review, and by explaining how those items are addressed in the final draft ordinance prepared for recommendation.

The goal of this document is not to reopen policy debates, but to: - Acknowledge the careful, multi-year review process; - Demonstrate how Planning Commission feedback has been incorporated; - Provide clarity and confidence that the final draft reflects Commission intent; - Support an orderly transition from work session to recommendation.

2. Summary of the Review Process

The RC Zone ordinance has undergone an extended and deliberate review process, including:

- Multiple Planning Commission work sessions and discussions;
- Public hearings and public comment;
- Line-by-line ordinance revisions;
- Coordination between Planning Commission, Town staff, and legal review;
- Revisions intended to align the RC Zone with the Town's General Plan and Utah land-use law.

Throughout this process, the Planning Commission consistently emphasized the importance of: - Preserving the low-intensity, private nature of the RC Zone; - Preventing unintended commercial or public use; - Protecting adjacent residential (R-1) areas; - Ensuring the ordinance is clear, enforceable, and predictable.

The final draft ordinance reflects these priorities.

3. Key Issues Raised and How They Are Addressed

Issue 1: Definition of "Special Event"

Concern Raised:

The ordinance referenced "special events" but did not define the term, creating uncertainty regarding when a permit would be required and raising concerns about event-venue creep or inconsistent enforcement.

Planning Commission Discussion:

Commission members expressed concern that, without a definition, larger gatherings could be characterized as normal club use, potentially allowing higher-intensity activities without appropriate review.

How the Final Draft Addresses This:

The final draft includes a clear definition of "Special Event" that: - Applies only to Private Recreational Clubs; - Is limited to pre-planned, temporary activities; - Is triggered when an activity exceeds customary day-to-day recreational use or daily occupancy limits; - Requires a Town Council-issued Special Event Permit; - Limits special events to no more than three (3) per calendar year per property; - Requires compliance with parking, noise, lighting, occupancy, and hours-of-operation standards.

Rationale:

This approach does not expand permitted uses. Instead, it provides clarity and predictability, ensures transparency, and gives the Town clear tools to manage occasional higher-impact activities while preserving the RC Zone's intended character.

Issue 2: Scope of "Outdoor Recreation"**Concern Raised:**

Outdoor recreation is listed as a permitted use, but without clarification there was concern that the term could be interpreted too broadly, potentially allowing organized events or intensified uses inconsistent with the RC Zone.

Planning Commission Discussion:

Commission members emphasized the importance of allowing everyday recreational activity while preventing organized, amplified, or commercial uses from occurring under the umbrella of "recreation."

How the Final Draft Addresses This:

The final draft defines "Outdoor Recreation" as: - Non-commercial; - Incidental to the primary recreational use of the property; - Low-impact in nature; - Excluding organized sporting events, vehicle-based activities, overnight events, amplified sound, and any use requiring a Conditional Use Permit.

Rationale:

This clarification protects routine recreational enjoyment while preventing the RC Zone from being used for activities that should require additional review or are inconsistent with its purpose.

Issue 3: Commercial Use and Public Access**Concern Raised:**

The Planning Commission repeatedly emphasized that the RC Zone should not evolve into a commercial or public-use zone.

How the Final Draft Addresses This:

The ordinance: - Clearly defines and excludes commercial use; - Limits use of RC properties to members,

guests, and staff; - Prohibits public or paying-public access; - Restricts food and beverage service to members and guests only; - Prohibits restaurant operations and commercial catering.

Rationale:

These provisions reinforce the private, non-commercial nature of the RC Zone and reduce the risk of incremental use intensification over time.

Issue 4: Noise, Parking, and Intensity Impacts

Concern Raised:

Potential impacts related to noise, parking overflow, lighting, and traffic were a consistent focus of Planning Commission discussion, particularly given proximity to residential zones.

How the Final Draft Addresses This:

The ordinance includes: - Limits on operating hours; - Prohibitions on amplified sound except for emergencies; - Maximum parking limits and prohibition of on-street parking; - Occupancy limits; - Lighting requirements consistent with dark-sky standards.

Rationale:

These standards provide enforceable limits while allowing reasonable private recreational use.

Issue 5: Camping and Duration of Use

Concern Raised:

Questions were raised regarding overnight use, length of stay, and infrastructure requirements for private camping.

How the Final Draft Addresses This:

The ordinance: - Requires site plans for camping areas; - Limits occupancy to designated campsites; - Caps duration of camping stays; - Requires approved sanitation and restroom facilities; - Requires a business license where applicable.

Rationale:

These requirements balance private recreational use with public health, safety, and land-use compatibility.

4. Alignment with Planning Commission Intent

Taken as a whole, the final draft RC Zone ordinance reflects the Planning Commission's consistent intent to:

- Preserve low-intensity, private recreational use; - Prevent unintended commercialization or public access; - Provide clarity for property owners, neighbors, and enforcement; - Reduce ambiguity and future conflict.

The ordinance does not introduce new entitlements or intensify allowable uses. Instead, it clarifies thresholds, definitions, and standards so the RC Zone functions as intended.

5. Path Forward

Based on the extensive review process and incorporation of Planning Commission feedback, the final draft ordinance is presented for Planning Commission consideration and recommendation.

The January 6 work session is intended to confirm that the remaining definitional clarifications address outstanding concerns and to provide direction for preparation of a final ordinance suitable for recommendation to the Town Council.

Prepared for Planning Commission review and discussion.

HUNTSVILLE TOWN

ORDINANCE NO. 2025-7-23 (FINAL DRAFT FOR REVIEW)

AMENDMENTS TO TITLE 15.14 – RECREATION ZONE (RC)

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15 OF THE HUNTSVILLE TOWN MUNICIPAL CODE RELATED TO THE RECREATION ZONE (RC), INCLUDING PURPOSE, DEFINITIONS, PERMITTED USES, CONDITIONAL USES, SPECIAL REGULATIONS, AND AREA REQUIREMENTS.

WHEREAS

WHEREAS, Huntsville Town ("Town") is a municipal corporation organized under the laws of the State of Utah;

WHEREAS, Utah Code Annotated §§ 10-8-84, 10-8-60, and Title 10, Chapter 9a authorize municipalities to regulate land use to protect public health, safety, welfare, and community character;

WHEREAS, the Huntsville Town General Plan identifies the Recreation Zone (RC) as an area intended for low-intensity, private, member-based recreational uses that preserve open space and natural resources;

WHEREAS, the Town desires to clarify permitted and conditional uses within the RC Zone to prevent unintended commercial or public uses and to mitigate impacts to adjacent residential zones;

WHEREAS, the Planning Commission held a duly noticed public hearing and work sessions to review proposed amendments;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Huntsville, Utah, as follows:

Section 1. Repealer

All ordinances or portions of ordinances in conflict herewith are hereby repealed.

Section 2. Amendment

Title 15 of the Huntsville Town Municipal Code is hereby amended to read as follows:

15.14 RECREATION ZONE (RC)

15.14.1 Purpose

The Recreation Zone (RC) is established to provide areas for low-intensity, private, member-based recreational use that preserves open space, natural scenery, vegetation, and environmental resources. The RC Zone is not intended for public, commercial, or high-intensity event-based activities. Certain uses may require a Conditional Use Permit to mitigate potential impacts related to traffic, noise, lighting, and environmental conditions.

Objectives of the RC Zone include:

- A. Promoting private recreational use compatible with natural surroundings; B. Conserving water and other natural resources; C. Preserving open space and scenic qualities; D. Protecting adjacent residential neighborhoods from incompatible uses.

15.14.2 Definitions

The following definitions apply only within this Chapter:

A. Private Recreational Club

A member-based organization whose primary purpose is to provide recreational, social, or leisure amenities exclusively to members and their invited guests. This definition does not include private clubs as defined under the Utah Alcoholic Beverage Control Act.

B. Accessory Structure or Building

A subordinate structure located on the same lot as the principal use, incidental and accessory to that use, and not intended as a secondary dwelling or principal structure.

C. Campground

A private open area with sanitary facilities designed for overnight camping, including tents, camping trailers, or recreational vehicles.

D. Commercial Use

Any occupation, enterprise, or activity conducted for profit, compensation, or financial gain.

E. Conditional Use

A land use permitted only upon issuance of a Conditional Use Permit, subject to conditions imposed to mitigate reasonably anticipated detrimental impacts.

F. Dwelling

A building or portion thereof designed for human habitation, excluding hotels, boarding houses, or similar transient lodging.

G. Permitted Use

A use allowed outright within the zone without the need for a Conditional Use Permit.

H. Private

Limited exclusively to members of a Private Recreational Club, their guests, and staff, and not open to the general or paying public.

I. Public

Open or available to the general public or operated by a governmental entity.

J. Special Event

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

K. Outdoor Recreation

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

15.14.3 Permitted Uses

The following uses are permitted within the RC Zone:

A. Bike paths and pedestrian trails; B. Private parks and picnic areas for member use; C. Outdoor Recreation as defined herein; D. Accessory structures incidental to permitted uses.

15.14.4 Conditional Uses

The following uses are permitted only upon issuance of a Conditional Use Permit pursuant to Chapter 15.4:

A. Private Recreational Facilities

Conditions may include, but are not limited to:

1. Special Events limited to three (3) per calendar year;
2. Operating hours between 8:00 a.m. and 10:00 p.m.;
3. Maximum of thirty (30) developed parking spaces;
4. No on-street parking;
5. No amplified sound except for emergency purposes;
6. Daily occupancy limited to one hundred (100) persons including staff;

7. Compliance with applicable dark sky lighting standards;
8. No dwelling units permitted;
9. Valid Town business license required;
10. Food and beverages limited to members and guests; no commercial catering or restaurant operations.

B. Private Camping

1. Camping limited to designated sites shown on an approved site plan;
2. Maximum of two (2) vehicles per campsite;
3. No occupancy exceeding the number of approved campsites;
4. Camping limited to a maximum of 150 consecutive days per year between May 1 and September 30;
5. Required restroom and sanitation facilities approved by the Weber-Morgan Health Department;
6. Business license required.

15.14.5 Special Regulations

A. The RC Zone shall not be used for public or commercial purposes; B. Use of property is limited to members, guests, and staff; C. Subletting or leasing is prohibited; D. Required yard areas shall be kept free of debris and fire hazards; E. Public health and sewage disposal requirements shall comply with State and County regulations; F. On-street parking is prohibited.

15.14.6 Area Requirements

A. Minimum lot size: 0.75 acres; B. Minimum frontage: 130 feet; C. Maximum building coverage: 25% per structure; 35% total site coverage; D. Maximum building height: 25 feet; E. Side and rear setbacks: 10 feet.

Section 3. Severability

If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions.

Section 4. Effective Date

This Ordinance shall take effect immediately upon adoption and posting as required by law.

PASSED AND ADOPTED by the Town Council of Huntsville, Utah, this ___ day of ___, 2026.

Mayor, Huntsville Town