

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

MEETING DATE: December 14th, 2023
PLACE: Ogden Valley Library
 131 S 7400 E, 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	Excused
Amanda Hessenauer	Alt Planning Commissioner	Present
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Travis Rumsey

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

2- Open to Public Hearing on Ordinance 2023.12.14, Amending Title 15.10, Agricultural Zone A3 and changes to Table 15-1

~~Chairman Endicott asks for public comment. There were none.~~

3- Close Public Meeting and open regular planning meeting

PCM Songer motions to close Public Hearing and open regular planning meeting. PCM Poulter seconds the motion. All votes Aye, Motions passes. Votes are reflected below.

VOTES:	
AYES:	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
NAYS:	

4- Discussion and/or action on Ordinance 2023.12.14, Amending Title 15.10, Agricultural Zone A3 and changes to Table 15-1- Vote for recommendation

TCM Hunter explained the changes she made in Title 15. Some of these changes were made in anticipation of possible future annexation. Sandy also had adjusted 15.6 to clarify the use of accessory structure and its limitations as a dwelling.

There was also a modification to 15.10.5 in reference to setbacks on “any structure”. This adjustment was done to address landscaping issues that could impose on neighboring properties.

There was a discussion on frontage requirements for different size lots. PCM Songer disagreed that larger lots should be required more frontage. Chairman Endicott agreed with Songer. It was agreed that the frontage for all lots should be the same.

PCM Poulter suggested edits to 15.10.5- G, #3. PCM Hessenauer suggested an option that was agreeable to the PC.

The PC discussed the changes made to 15.6.2.G as far as accessory structures used for guests. Chairman Allen was concerned about the wording in this section as the specification on the 15 day limit. PCM Hessenauer expressed concern about the ability of residents to be able to build these accessory structures that are much like a “second home” on the property. There was agreement that section 15.6.2.G be rewritten to read “ Accessory structures or buildings. No accessory structure or building or position thereof, shall be rented or used as a dwelling unit.”

PCM Hessenauer questioned weather it would be allowable to an accessory building with a kitchen and “living areas”. Currently per code the Town has no restriction on what can be built in as part of an accessory structure but the use needs to align with the code and zone.

PCM Larsen brought up the issue of the setback changes to “above ground structures”. There was discussion on what qualifies as an “above ground structure”.

PC Chair Endicott motioned to table the Ordinance 2023.12.14, Amending Title 15.10, Agricultural Zone A3 and changes to Table 15-1. PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

5-Discussion and/or action on minutes from Planning Commission meeting October 26th, 2023.
(See Attachment #2)

PCM Larsen motioned to approve the amended minutes from October 26th, 2023. PCM Hessenauer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Liz Poulter</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

6- Discussion and/or action on Land use Permit for Greg Stuart- Outbuilding, 340 S. 7400 E.
Parcel # 240110004 (See attachment #3)

Travis Rumsey was present to speak on behalf of the project. There will be an open loft in the building. Travis stated that he is not installing utilities in the outbuilding. And that the older structure on site will be torn down, as it is in disrepair. The issue the PC expressed concern about a previous Land Use permit for this property (2020) that was never completed to the agreement as stated on the permit and signed by the property owner. The town required the property owner to attach the previous outbuilding to the existing home.

Travis states that the property owner argues that there are other properties in Town that have the same layout. Chairman Endicott replied that since the property owner agreed to the stipulation on the past Land Use permit the Town will hold him accountable to that. There was some discussion on the changes the property owner made to the previous outbuilding and what that meant for the requirements, per code, if that outbuilding needed to be attached to the home.

PCM Hessenauer motioned to approve the Land use Permit for Greg Stuart- Outbuilding, 340 S. 7400 E. Parcel # 240110004, with the conditions that the requirements from the previous Land Use permit for an outbuilding (2020) be completed as well as coverage calculation be provided and current older barn/shed be removed within 30 days of CO. PCM Larsen seconded the motion. Motion passes. Votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Steve Songer</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	<u>Commissioner Poulter</u>

7-Discussion and/or action on Land Use Permit for Outbuilding, 6875 E. 200 S., Parcel # 240210005 (See Attachment #4)

Travis is also speaking for this project. Setbacks were reviewed. Building will include a bathroom.

PCM Larsen motioned to approve the Land Use Permit for Outbuilding, 6875 E. 200 S., Parcel # 240210005. PCM Poulter 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 Alt Commissioner Hessenauer
NAYS:	

8- Discussion and/or action on Land Use Permit for Outbuilding, 6888 E. 200 S., Parcel # 240170001 (See Attachment #5)

Travis is again the representative for this project as well. This barn will be almost exact to the outbuilding above. This structure will be slightly smaller, and will also include a bathroom.

PCM Songer motioned to Land Use Permit for Outbuilding, 6888 E. 200 S., Parcel # 240170001. PCM Larsen 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 Alt Commissioner Hessenauer
NAYS:	

9- Discussion on setbacks, as they apply to landscaping

This topic was addressed in the discussion as it pertained to the above ordinance. PCM Hessenauer felt like this issue was not one she would address, as far as re-writing the code. PCM Songer and Chairman Endicott agreed with Hessenauer as well as PCM Songer. PCM Poulter felt like this is an issue that she has some concerns about. Chairman Allen commented he was not opposed to looking further into this and PCM Larsen agreed, there would need a very clear definition of what would be described as “above ground”.

10- Discussion on 2024 meeting schedule

Shannon presented the 2024 meeting schedule. There were a few dates that were discussed that possibly needed to be adjusted.

11- Sandy's TC Updates

The TC approved the Use Table, with no permissions of movie theater or light manufacturing, and auto parts store as conditional. The TC has requested that the PC further explore discuss definitions of light manufacturing as a conditional use. The TC also would like to explore an option for a "mom and pop" store possible under Discount Store. The PC has also been requested to look into this option. The TC also changed Funeral Services to Conditional, in C2 Zone, as currently the American Legion does conduct funeral type services at their location.

TCM Hunter updated the TC on the status of the annexations that the town has been working on.

TCM Hunter commented on Title 15 and the updates that are needed to be made and posted to the website.

11-Public Comment. There were none.

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

14-Motion to adjourn.

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

Meeting is adjourned at 8:15 p.m.



Shannon Smith, Clerk

CLERK

PC meeting 12.14.23
AH: #1

**HUNTSVILLE TOWN
ORDINANCE 2023-12-14
AN ORDINANCE OF HUNTSVILLE TOWN, UTAH AMENDING TITLE 15.10
AGRICULTURAL ZONE A3**

RECITALS

WHEREAS, Huntsville Town (hereafter referred to as “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 Planning Commission desires to amend **Title 15.10**, Agricultural Zones to include **an A-5 and A-20** zone;

WHEREAS the Huntsville Town Planning Commission desires to update the Allowable Use Table;

WHEREAS the Huntsville Town Planning Commission desires to update portions of **Title 15.6** for clarity;

WHEREAS the Huntsville Town Planning Commission desires to update portions of **Title 15** for clarity as to obstructions and use of Town alleyways;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on December 14, 2023, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on December 14, 2023;

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

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

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

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

Title 15.10 AGRICULTURAL ZONES: A-3, A-5, and A-20

- 15.10.1 Purpose
- 15.10.2 Agriculture Preferred Use
- 15.10.3 Permitted Uses
- 15.10.4 Conditional Use Standards
- 15.10.5 Single Family Dwellings
- 15.10.6 Permitted Signs

15.10.1 Purpose

The purpose of the Agricultural Zones is to designate farm areas which are likely to undergo a more intensive urban development; to set up guidelines to continue small-scale, limited agricultural pursuits including the keeping of animals; and to direct orderly low density residential development in a continuing rural environment. **The A-3 zone requires a three-acre minimum lot requirement, the A-5 zone requires a 5-acre minimum lot requirement, and the A-20 zone requires a 20-acre minimum lot requirement.**

The intent of the A-20 zone is to protect and preserve the natural environment of those areas in Huntsville Town that are characterized by naturalistic lands and to permit development compatible to the preservation of those lands, including to prevent sanitation and pollution problems and protect the watershed.

15.10.2 Agriculture Preferred Use

Small scale agriculture and single-family dwellings are the preferred uses in **these agricultural zones**. All small-scale, limited agricultural operations are encouraged including the operation of farm machinery.

15.10.3 Permitted Uses

Refer to Table 15.1 (Allowable Use Table) for all permitted uses in the **A-3, A-5 and A-20 zone**.

15.10.4 Conditional Use Standards

The following conditional uses are subject to additional standards in the **Agricultural Zones**. Any of these conditional uses must receive approval on a case-by-case basis from the Planning Commission and Town Council after the submittal of a conditional use application.

- A. Animal hospitals, veterinary clinics and associated buildings or enclosures shall be located not less than thirty (30) feet from a public street and not less than fifty (50) feet from any side or rear property line.
- B. Dog breeding, dog kennels, or dog training schools are conditional provided there is a maximum of ten (10) dogs of more than ten (10) weeks old per acre at any time; and provided any building or enclosure for animals shall be located not less than fifty (50) feet from a public street and not less than fifty (50) feet from a public street and not less than fifty (50) feet from any side or rear property line.
- C. Greenhouse or Nursery limited to growing and selling plants or sod; and selling landscaping materials, fertilizer, pesticide or insecticide products, tools for garden and lawn care, and related goods.
- D. Construction equipment storage: the overnight parking of not more than one construction vehicle, of not more than twenty-four thousand (24,000) pounds net weight, on property of not less than three (3) acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty (50) feet from a public street.
- E. The storage and use of light construction equipment up to a ten-wheel truck for off-premises contract work by the owner resident of property of not less than five (5) acres in area, provided that the equipment is parked at least fifty (50) feet from a public street.
- F. Bed and Breakfast Inns subject to the following standards:
 - 1. Two parking spaces shall be provided for the full-time occupant plus one space for each guest room. No parking may be located on the public thoroughfare;
 - 2. The proprietor or owner must occupy the dwelling;
 - 3. Meals may only be served to overnight guests;
 - 4. Not more than three (3) guest sleeping rooms per dwelling;
 - 5. Allowed only in existing dwellings with no exterior additions nor shall the use change the residential character; and
 - 6. Business license is required.

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15.10.5 Single Family Dwellings

- A. Use Regulations for Single Family Dwellings
 - 1. Only one single-family dwelling is allowed on an approved A-3, A-5, or A-20 building lot.
 - 2. No single-family dwelling or a portion thereof, shall be rented for a term less than 30 days.
 - 3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner except as stated in 15.18.5.

4. No single-family dwelling shall be occupied by more than four families, or a combination of unrelated groups, within a 12-month period.
5. Temporary buildings used incidental to construction work, must be removed upon the completion or abandonment of the construction work. If an existing residence is used as a temporary residence during construction of a new residence, upon issuance of the occupation permit for the new residence, the old residence must be removed within thirty (30) days.
6. Home occupations are allowed as regulated under Title 15.18.
7. No accessory structure or building, or portion thereof, shall be rented or used as a dwelling unit—including in-kind considerations.
8. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) residence, except as outlined in number five (5) above.

B. Area Regulations

1. The minimum lot area for a single-family dwelling in the A-3 zone shall be not less than three (3) acres.
2. The minimum lot area for a single-family dwelling in the A-5 zone shall be not less than five (5) acres.
3. The minimum lot area for a single-family dwelling in the A-20 zone shall be not less than twenty (20) acres.

C. Frontage Regulations

1. The minimum width of a lot, for a single-family dwelling, along the street frontage shall be one hundred thirty (130) feet ~~on a lot of less than five (5) acres and three hundred feet (300) on a lot of more than five (5) acres~~. Where the lot frontage is on a cul-de-sac, the frontage width requirement shall be along the front property boundary line running from one radial property side boundary to the other and measured perpendicular to the circumference of the setback of thirty (30) feet of the cul-de-sac. Alleys shall not be considered street frontage unless the Town designates it as such and provided no other street frontage is available.
2. The frontage requirement minimum is one hundred twenty (120) feet ~~on a three (3) acre lot or two hundred ninety feet (290) on a five (5) acre or larger lot~~ ¹²⁰ ~~when an alley is the only reason for not being able to provide one hundred thirty (130) feet or three hundred (300) feet of frontage.~~ ^{lot}
3. Primary vehicular access is defined as the access used to access the residence the majority of the time. Primary vehicular access to the lot must be identified on the submitted site plan.
4. Unless the lot is on the corner of two public streets (a “Corner Lot”), primary vehicular access to the lot shall be from the designated frontage. For a Corner Lot, vehicular access can be from either street provided, if the primary vehicular

access is not from the designated frontage, the set-back should be no less than 20-feet from the property line.

D. Every Dwelling is to be on a “Lot”

Every dwelling shall be located and maintained on a “lot” as defined in this ordinance; such lot shall have the required frontage on a public street or on a right-of-way which has been approved by Huntsville Town. No building may be located upon any area on the lot covered by an easement.

E. Front, Side and Rear Yard and Height Regulations

The minimum depth of the front yard for the dwelling and for private garages shall be thirty (30) feet from the property line.

1. No obstruction to view in excess of two (2) feet in height shall be placed or permitted to remain on any corner lot within a triangular area formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.
2. The minimum side yard for any dwelling, private garage, **accessory building, or any above-ground structure** shall be ten (10) feet. Measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out 18 inches or less.
3. Where the rear of a lot abuts the side of an adjoining lot, the minimum setback for any building **or above-ground structure** on the rear of the former lot shall be ten (10) feet from the property line.
4. Where the side of a residential lot abuts an alley, the minimum side yard for any residence shall be ten (10) feet from the alley boundary. The minimum side yard **or rear yard** for a garage, **accessory building, or above-ground structure** that abuts an alley shall be one (1) foot measured from the alley boundary.
5. For setbacks where the boundary is a natural stream or river corridor see the Huntsville Town Sensitive Lands Title 15.15.
6. No building shall be erected to a height greater than two and one-half (2-1/2) stories or thirty-five (35) feet.
7. No dwelling shall be erected to a height of less than one (1) story above ground.

8. No building which is accessory to a single-family dwelling shall be erected to a height greater than thirty-five (35) feet.
9. Height is defined as the vertical distance from the average of the highest natural grade and the lowest natural grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of the ridge of a pitch or hip roof.

F. Coverage Regulations

1. No single building shall cover more than twenty-five (25) percent of the area of the lot or parcel upon which it resides.
2. No group of buildings (including dwellings and accessory structures), in aggregate, shall cover more than thirty-five (35) percent of the area of the lot or parcel upon which they reside.

G. Special Provisions

1. Public health requirements concerning domestic water supply and sewage disposal shall comply with State and Weber/Morgan County Health Department requirements. A septic tank certificate of design approval from the Weber/Morgan County Health Department shall be required in all applications for a building permit.
2. Lots identified by the Town Engineer containing wetlands will not be approved as a building lot by Huntsville Town without a demonstration from the Army Corps of Engineers approving the delineation of the boundaries of the wetlands within the lot.

See adj. instrument

3. No building or structure shall be constructed within the boundaries of any public reservoir as determined by the public agency having jurisdiction, or within the boundaries of any natural waterway or watercourse as determined by the Huntsville Town Engineer, ~~wherein no buildings or structures shall be constructed, or land subdivided.~~ Where buildings are to be constructed within fifty (50) feet of the exterior boundaries of a flood channel existing at the effective date of this ordinance, adequate measures must be taken as determined by the Floodplain Administrator or Town Engineer to protect the building or structure from damage due to floods and so as not to increase the hazard to surrounding lands and buildings.

Annex - Change

4. The required yard space shall be kept free of debris, refuse, or other flammable material which may constitute a fire hazard, as further defined in the Huntsville Town Nuisance Title.
5. The requirements of this Title as to minimum building site area shall not be

construed to prevent the use for a single-family dwelling of any lot or parcel of land in the event that such lot or parcel of land is held in separate ownership at the time this ordinance becomes effective.

6. No space needed to meet the width, yard, area, coverage, parking, or other requirements of this ordinance for a lot or building may be sold or leased away from such lot or building.
7. No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot.

C. Swimming Pools

A family swimming pool shall be permitted in the side or rear yard of a dwelling as an accessory use, only under the following conditions.

1. The location of the family swimming pool, **accessory machinery, or above ground structure** shall not be less than ten (10) feet from the dwelling's property boundaries. On corner lots, the distance from said pool to the property line facing on a street shall not be less than the required side yard setback for an accessory building.
2. An outdoor family swimming pool shall be completely enclosed by a substantial fence of not less than **six (6)** feet in height or a power safety cover that meets the requirements of the International Building Codes. ~~Lights used to illuminate said pool or its accessories shall be so arranged as to reflect the light away from adjoining premises.~~ A "substantial fence" means any fence that will not allow normal passage by any person except through an otherwise locked gate.
3. Lighting shall conform to the requirements of 15.22.7. Additionally, lights used to illuminate the swimming pool, or its accessories buildings or equipment shall be so arranged as to reflect the light away from adjoining premises.

add use
15.10

15.10.5

15.10.6

Permitted Signs

The height, size, and location of permitted signs shall be in accordance with the regulations set forth in the Huntsville Town Signs Title 15.21

(Amendment to Title 15.6 below)

rental-use

*15.10
add to*

(15.6.2.G) G. **Accessory Structures or Buildings.** No accessory structure or building, or portion thereof, shall be ~~rented as a dwelling unit (including in-kind considerations).~~ ~~No accessory structure or building, or portion thereof, shall be used as a dwelling unit, except on a short-term basis (under 15 days) and only by friends or family of the owner while the owner is present on~~

*Building Code
or Dwelling Unit
Definition*

the property.

15.6.7. Side Yard Regulations (only amending A and B, C remains unchanged)

A. The minimum side yard for any dwelling, private garage, accessory building, **or any above-ground structure** shall be ten (10) feet. Measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out eighteen (18) inches or less.

B. Where the rear of a residential lot abuts the side of an adjoining residential lot, the minimum side yard for any dwelling shall be ten (10) feet. The minimum side yard for a private garage, accessory building, **or any above-ground structure** shall not be less than ten (10) feet.

(Amendment to Title 15.21 below)

15.21.6 Allowable Signs by Zoning District (see amendment below)

C. Residential and Agricultural Zones (only amending paragraph 2)

2. **For lots** with a residence that has a home business in the residence and a property that adjoins a state or county highway; one sign meeting the requirements in Title **15.21.6.B** shall be **allowed only** for that home business and only along the property line adjoining the state or county highway.

(Amendment to Title 15.30 below)

15.30 Fencing (adding paragraph 3 to 15.30.A.)

3. **Privately owned fences shall not be erected or installed beyond the owner's property line, nor on Town property unless officially authorized by the Town Council.**

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 remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this

RICHARD L SORENSEN, Mayor

ATTEST:

NIKKI WOTHUIS, Town Clerk

RECORDED this
POSTED this

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that foregoing Ordinance was duly passed and posted at 1) Huntsville Town Hall and 2) www.pmn.org on the above referenced dates.

NIKKI WOTHUIS, Town Clerk

DATE:

Clerk 12.14.23

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	
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 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 11-2-23

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

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

Any use not listed is not permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u> <u>A-5</u> <u>A-20</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, single family	P	P	P	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	
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 11-2-23

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

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

Any use not listed is not permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u> <u>A-5</u> <u>A-20</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Performing Arts Center	N	C	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	C	N	N	
Property Mgmt offices/check-in	N	N	N	N	N	N	N	N	
Reception/Events Center	N	C	C	N	C	N	N	N	
Recreation and athletic facilities	P	C	C	N	C	C	C	N	See 15.6.2.1
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	<i>*See Applicable Conditional Uses Defined (Attached to this document)</i>
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	
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 11-2-23

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<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	N	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 11-2-23

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Though									
Restaurant, Deli or Take-out	N	C	C	N	C	N	N	N	
Restaurant, Full Service	N	C	C	N	C	N	N	N	
Restaurant w/Alcohol Service	N	C	C	N	N	N	N	N	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 11-2-23

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

Clerk

PC Meeting 12.14.23
Att: #2

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

MEETING DATE: October 26th, 2023
PLACE: Ogden Valley Library
131 S 7400 E, Huntsville Utah
TIME: 6:30 p.m.

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

Citizens: Mr. and Mrs. Wangsgard

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

2-Open to Public Hearing on Ordinance 2023.01.26- Development Agreement with Wangsgard 41 Irrevocable Trust (See Attachment #1)

Michealle Wangsgard spoke on behalf of this Ordinance. The process of dedicating this piece of land to the town has been talked about for many years. The main purpose of this is to come to an agreement with the Town and for the Town to except the ROW. The Wangsgard's are needing to start with this process in order to re-subdivide their lot in the future. There was no other public comment.

paral
near

3-Close Public Meeting & Open regular Planning Commission meeting

PCM Motioned to close the public hearing and open regular the planning commission meeting. PCM seconded the motion. All votes Aye, motion passes, votes are reflected below.

<u>VOTES:</u>	
<u>AYES:</u>	<u>Chairman Allen Endicott</u> <u>Commissioner Jeff Larsen</u> <u>Alt Commissioner Hessenauer</u>
<u>NAYS:</u>	

2024-0004

PC Meeting 12.14.23
A#.# 3



LAND USE PERMIT

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

\$150

Tax ID # 240110004

Address of Structure 340 S. 7400 E

Name & Address of Owner/Owners Stuart

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 12-14-2023

Set Backs Approved: Yes X No

Any special stipulations and conditions of the Site Plan Review: ^① Requirements from
previous land use permit BOW be completed ^② Coverage calculation
submitted, current barn shall be removed
as stated.

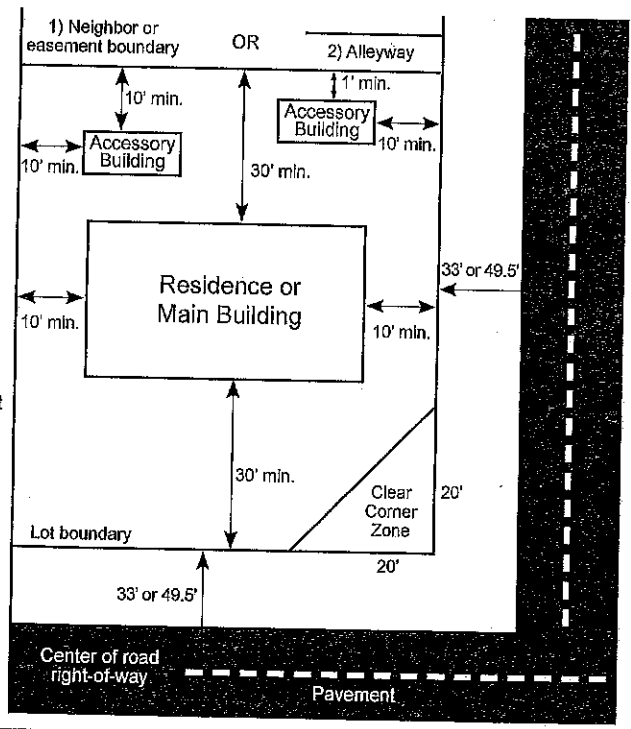
Huntsville Planning Commission Chairman

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



Find address or place

+

-

+

+

+



↑
North

3410 South 7400 East

Greg Stuart

2024-0005

PC Meeting 12.14.23
A.H. #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 # 240210005

Address of Structure 6875 E 200S.

Name & Address of Owner/Owners Hayl

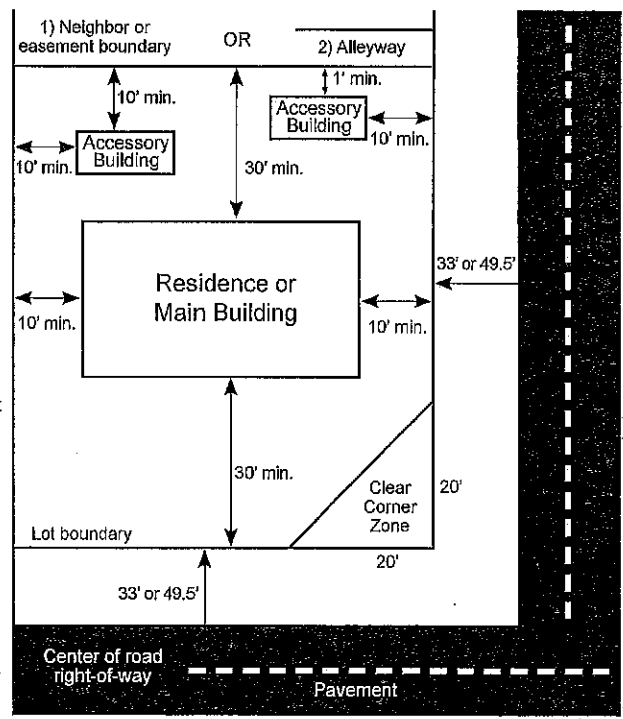
The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 12.14.2023

Set Backs Approved: Yes No

Any special stipulations and conditions of the Site Plan Review: Water Note

Handwritten initials

Huntsville Town Residential Zone Setbacks



Signature of Huntsville Planning Commission Chairman

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."

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



6875 E. 200 S.

Hayd (1)

2024-0004
PC Meeting 12.14.23
Att. #5



LAND USE PERMIT

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

Tax ID # 240170001

Address of Structure 6888 E 200S

Name & Address of Owner/Owners Hayel

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 12.14.2023

Set Backs Approved: Yes No

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

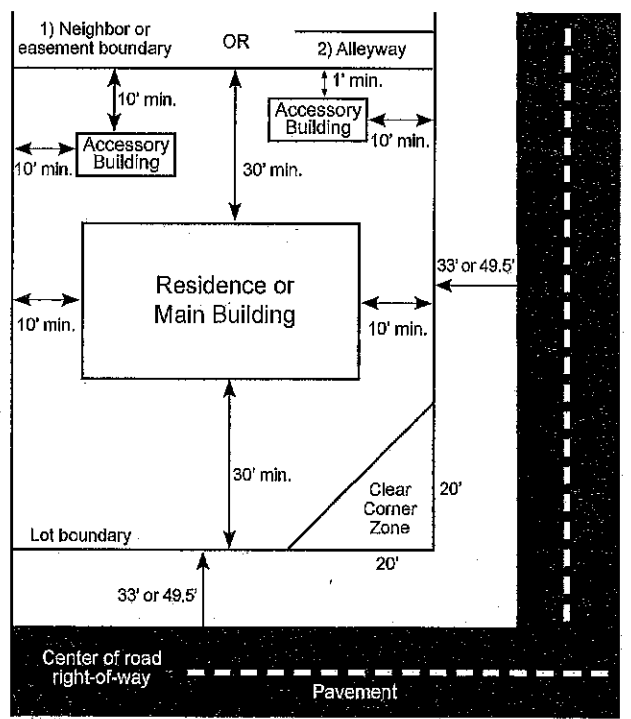
A. S. H.
Huntsville Planning Commission Chairman

Property Owner Signature

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

Huntsville Town Residential Zone Setbacks





6888 E 200 S

Auntsville

11/2/23



DC Meeting 12.14.23
Att. #6

Huntsville Town

Town Council & Planning Commission Monthly Meetings 2024



In accordance with Utah Code Section 52-4-202(2), notice is hereby given of the 2024 Meeting Schedule for Huntsville Town. The Town Council will meet on January 4th, 2024 at 6:45 p.m., and will subsequently meet the first and third Thursday of each month thereafter at 6:45pm. The Planning commission will meet on January 25th, at 6:30 p.m. and will subsequently meet the fourth Thursday of each month thereafter at 6:30pm. Work sessions, special meetings, or emergency meetings may be held as needed in accordance with state law. A notice and agenda for each meeting will be posted prior to a meeting in accordance with state law. Some meetings may be cancelled. Meetings will be held at the Ogden Valley Library, 131 S. 7400 E. or Town Shops 167 S. 7500 E., Huntsville UT, 84317. Zoom link available at Huntsvilletown.com, as applicable. For special accommodations contact the city office at least 24-hours before any meeting. For questions, contact the Town Office at 801-745-3420. Published December 4, 2023.

Town Council	Planning Commission
January 4 th & 18 th	January 25 th <i>X-in Town Shops</i>
February 1 st & 15 th	February 22 th
March 2 nd & 16 th	March 28 th
April 18 th	April 25 th
May 2 nd & 16 th	May 23 th
June 6 th & 20 th	June 19 th <i>Wal</i>
July 18 th	July 25 th
August 1 st & 15 th	August 22 nd
September 7 th & 21 st	September 26 th
October 3 rd & 17 th	October 24 th
November 7 th	November 13 th
December 5 th	December 12 th

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk/recorder of Huntsville Town, hereby certify that foregoing agenda was duly published, or posted the following:

Dated this 4th day of December 2023

Shannon Smith, Clerk

Town Hall
Post Office
huntsvilletown.com
pmn.utah.gov