

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Thursday, January 4, 2024, 6:00 p.m.**  
**Huntsville Library, 131 South 7400 East, Huntsville**

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Excused
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Present
Nikki Wolthuis	Clerk	Present

**Citizens:** Lt. Cowley, Wade Budge, Steve Starks, Lonny and Nancy Bailey, Laurie Porter and Sanford Moss, Lewis Johnson, Pam Johnson, Stephanie Ahlstrom, Liz Poulter.

1-Mayor Richard Sorensen called the meeting to order.  
 There is a full quorum present.

2-Pledge of Allegiance led by Steve Starks

3-Opening Ceremony given by Bruce Ahlstrom

4-Public Comments: No public Comments

5-Sheriff's Report: Lt. Cowley arrived late because of an accident he was assisting with and told the council that he did not have a report for this month.

6-Discussion and/or Action on Minutes for Town Council Meeting December 5, 2023 (See Attachment #1)

**TCM Ahlstrom motioned to approve the minutes. TCM Hunter seconded it. All votes Aye. Motion passed.**

7. Discussion and/or action on approval of the November Bills

**TCM Hunter motioned to approve the November bills. TCM Ahlstrom seconded it. All votes Aye. Motion passed.**

8- Swearing-in Ceremony

Nikki administered the Oath of Office to Lewis Johnson and Bruce Ahlstrom, newly elected Town Council Members. Lewis Johnson took his seat with the other Town Council Members.

Name	Title	Status

Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Lewis Johnson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Present
Nikki Wolthuis	Clerk	Present

**9. Discussion and/or action on Resolution 2024-01-04 to accept the Starks Annexation Petition (See Attachment #2)**

Attorney Bill Morris explained that this is the 2<sup>nd</sup> petition for Mr. Starks' property, McKay Meadows. This property is north of the property on the previously accepted petition. If accepted, both annexations would be presented together at a public hearing soon. TCM Hunter requested an annexation agreement between Mr. Starks and the Town to assure the Town that there would only be 5 homes and as many water connections on the property. Attorney Bill Morris stated that Starks' attorney, Wade Budge would draft the annexation agreement and he would create the annexation ordinance.

**TCM Hunter motioned to approve Resolution 2024-01-04 accepting the Starks Annexation Petition. TCM Ahlstrom seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 4-1.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Lewis Johnson	X			
CM Sandy Hunter	X			
CM Artie Powell		X		

**10. Discussion and/or action on Resolution 2024-01-04a Accepting the Bailey Annexation Petition (See Attachment #3)**

TCM Hunter wanted an annexation agreement for these parcels stating that if the property owners wanted to subdivide in the future, they would need to follow the town code regarding road width and frontage for each lot on that road. Bill Morris said he could draft the agreement along with the ordinance. **TCM Hunter motioned to approve Resolution 2024-01-04 to accept the Bailey Annexation Petition. TCM Ahlstrom seconded the motion. Roll Call vote. Votes reflected below. Motioned passed 4-1.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			

CM Lewis Johnson	X			
CM Sandy Hunter	X			
CM Artie Powell		X		

11. Discussion and/or action on Business License for Valley Welding LLC (See Attachment #4)  
 Logan Hofmeister is starting a business to weld at various jobsites. He will be using his home to store the equipment. **TCM Ahlstrom motioned to approve the business license for Valley Welding LLC. TCM Hunter seconded the motion. All votes Aye. Motion passed.**

12. Discussion and/or action on approval of the Hansen Planning Group to revise the subdivision code. (See Attachment #5)

TCM Hunter explained that the subdivision ordinance needs to be rewritten to reflect the new state law giving planning commissions the authority to approve subdivisions. The Hansen planning group reached out to the Town offering their services. They are approved by the state to use state funds to offer this service free to municipalities. **TCM Hunter motioned to approve hiring the Hansen Planning Group to revise the Town’s subdivision code. TCM Powell seconded the motion.** TCM Ahlstrom was hesitant about the motion because the state had chosen the select group to do the work. He wondered if there was any choice for them (The TC) in the matter. TCM Hunter asked Bill Morris why the State had taken the ability to approve subdivisions out of the town councils’ hands and given the job to planning commissions. Bill Morris stated that they were trying to depoliticize subdivision approval. **Roll Call Vote. Votes Reflected below. Motion passed 4-1.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Lewis Johnson		X		
CM Sandy Hunter	X			
CM Artie Powell	X			

**6:35 Bill Morris left the meeting**

13. Discussion and/or action on Town Council Member Assignments (See Attachment #6)

Mayor Sorensen discussed Town Council assignments for the new year.

**TCM Ahlstrom motioned to approve Town Council Assignments for 2024. TCM Hunter seconded the motion. All votes Aye. Motion passed.**

Department Updates

**Mayor Sorensen-** asked Liz Poulter what questions she had about recycling. Liz had seen the garbage truck dump both the garbage and the recycling in the same place. Mayor Sorensen said the recycling plant in Ogden had shut down a while ago and the garbage company has been unable to dump the recycling there. There was a discussion about how recycling hasn’t been profitable. TCM Powell stated he was concerned with the fact that some homeowners leave out

their garbage cans well past the time to bring them in. It makes it difficult for snowplows to plow in the winter, and it crowds the narrow roads. TCM Hunter suggested reminders in the newsletter and on the website.

The turkeys are back and the DWR is helping to relocate them. Mack Devries built two traps and placed them in the Town west of the church. There have been complaints of turkeys on 200 S. as well.

The ice rink got a late start, but it is up and running.

**TCM Ahlstrom** reminded the council about the Earthquake preparedness meeting on January 11<sup>th</sup> at the library. There will also be CERT training for 4 Thursdays beginning January 25<sup>th</sup> at 7 pm at the library.

**TCM Powell-** he and Mayor Sorensen talked with some business owners in Town who want to expand the 4<sup>th</sup> of July and bring people in. They will come to the next TC meeting to discuss their ideas. He explained that the TC will need to decide what role the Town wants to play in organizing the 4<sup>th</sup> and what elements they want to keep. There was also a discussion on how to get more people to volunteer to help. One suggestion was to get some help from people in the unincorporated area of Huntsville and other parts of the valley by advertising in the paper.

TCM Powell wants to invite Lon Child and Mark Ferrin of the Ogden Valley Park Board to the next TC Meeting to explain what Huntsville needs to do with tax monies they get for the park. The county treasurer has told Lon and Mark that they need to handle the money differently than they have been.

**TCM Ahlstrom motioned to adjourn the meeting. TCM Hunter seconded the motion. All votes Aye. Motion passed.**

**Meeting adjourned at 7:23 p.m.**



Nikki Wolthuis, Town Clerk

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING  
AND CANVASS CERTIFICATION OF THE MUNICIPAL ELECTION  
Tuesday, December 5, 2023, 5:00 p.m.  
Huntsville Town Maintenance Bldg., 165 South 7500 East, Huntsville**

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

**Citizens:** Lewis Johnson, newly elected TC Member, Ron Gault, Water Board Chair.

**Zoom:** Mayor Richard Sorensen, TCM Kevin Anderson, TCM Artie Powell

1-TCM Bruce Ahlstrom, Acting Chair, called the meeting to order.  
There is a full quorum present.

2-Pledge of Allegiance led by TCM Sandy Hunter

3-Opening Ceremony given by Lewis Johnson

4-Public Comments: None.

5-Sheriff's Report: None.

6-Discussion and/or Action on approval of Resolution 2023-12-05 a resolution approving the Canvass of the 2023 Municipal General Election (See Attachment #1)

Nikki Wolthuis, Clerk, read Resolution 2023-12-05: A Resolution approving the Canvass of the 2023 Municipal General Election. TCM Powell questioned whether the name of the reports was referenced correctly in the resolution. Nikki said she would correct the titles if needed before sending off the report to the Lt. Governor.

**TCM Sandy Hunter motioned to approve Resolution 2023-12-05 a resolution approving the Canvass of the 2023 Municipal General Election. TCM Powell seconded the motion. Votes reflected below. Motion passed 4-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			

CM Bruce Ahlstrom			X	
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

7. Discussion and/or action on approval of minutes for Town Council Meeting November 16, 2023 (See Attachment #2)

TCM Powell had some minor changes to a statement he had made about the water rates under action item #10. A few other clerical changes were suggested. **TCM Hunter motioned to approve the minutes for TC Meeting November 16, 2023, with the changes. TCM Ahlstrom seconded the motion. All votes Aye. Motion passed.**

8- Discussion and/or action on Proposed Water Rate Options

(See Attachment #3) Water board chair, Ron Gault made a presentation on water rates in Huntsville Town beginning with a discussion on different cases of non-water users. The TC talked about the option of turning off and turning on the water for these situations and the costs to do so. Hardship cases were discussed at length, and it was determined that an uninhabitable house was a good measurement for a hardship case.

Increasing the late fee from .85 cents to a 10% fee or more was discussed as more appropriate for late payments for regular users. The TC also discussed the installation fee and whether they needed to increase that as well. Is the current installation fee covering the actual cost of digging the line? TCM Powell wondered whether the connection fee of \$7,000 for in-town users or \$30,000 for out-of-town users covered the cost of everyone hooking up to the system. He pointed out that other utility companies had a flat fee that helped pay for everyone to connect. Ron Gault suggested that the connection fee was just covering the costs for infrastructure and maintenance of the water system. They discussed raising the installation fee from \$350 to \$500 or more. Ron was going to talk to Thom Summers and do more research to come up with a rate that would cover the cost of installation.

**Mayor Sorensen had to leave the zoom meeting around 6:15 p.m.**

TCM Powell stated that he was in favor of not giving any discounts on monthly water rates because of the difficulty of determining hardship cases without discrimination. There needs to be criteria to determine which cases are a hardship without a bias influencing the decision. Ron Gault stated that he would do more research and have a proposal at the next meeting.

**TCM Hunter motioned to table the water rate options. TCM Ahlstrom seconded the motion. All votes Aye. Motion passed.**

9. Discussion and/or action on Harrison Water Connection (See Attachment #3)

Ron Gault gave the background on water connections in the Harrisons' neighborhood. The neighbors on either side of them are hooked up to the Town's water system, but they aren't.

Years ago, before they purchased their property, Huntsville Town put a water line through their neighborhood. Harrison's neighbors were given a connection to Huntsville Town free of charge in exchange for the easement through their properties. Mr. Harrison has asked for documentation that his property has an easement and would qualify for the connection, but the Town does not have any. He has asked the former property owners, and they don't have any record of it. A title search done by Ron Gault also has not produced any evidence. The Harrisons just recently purchased property on the west of them and there is a Town water connection on this property with documentation.

Mr. Harrison wants a connection for his 28-acre property. Ron proposed giving the Harrisons a connection, documenting the easement, and having them pay the installation costs.

Lewis Johnson was given a minute to talk about the history of the Town's water line through the Harrisons' neighborhood. He explained that there was a disagreement at the time the line was placed about how to balance the cost of the easement with the cost of the connection. In the end, it was not an equal exchange. He also explained that this was not the first time the water line was put into the neighborhood. There was an old line already going through there and the Buhleys and Richmonds were already hooked up to the old line before the new line was put in. Not all homes were getting a connection for the first time. It was Johnson's opinion that history is history and the Town should not be bound to offer a connection if the former property owners did not document the easement.

Ron stated that he would write a letter and propose an action to present to the TC in the following meeting before responding to the Harrisons.

**TCM Hunter motioned to table the action on the Harrisons' water connection until the TC can review the letter. TCM Ahlstrom seconded the motion. All votes Aye. Motion passed.**

#### 10. Discussion and/or action on TC Meeting Schedule for 2024

The TC discussed the dates on the meeting schedule produced by Town Clerk, Shannon Smith and made some changes. It was determined that the TC would move a couple of their meetings to Wednesdays to allow for CERT training in April and May and would change other meetings throughout the year when needed.

**TCM Hunter motioned to pass the 2024 TC Meeting schedule with the changes. TCM Ahlstrom seconded the motion. All votes Aye. Motion passed.**

#### Department Updates

**TCM Ahlstrom** said there's a possibility the surveyor's stake in the cemetery can be moved to allow the two plots to still be used. It is under review, and they will know shortly if that will be done.

**TCM Hunter** first wanted to discuss the C2 zone and the rezone of the American Legion. She proposed waiving the rezone fee for the American Legion because their property should have come into the Town under that zone initially. It will be an action item on a future TC meeting after the PC has a chance to discuss it.

The second issue was the problem with trees and a fence placed in an alleyway on 400 S. The builder of the new barn on 400 S. has said that the property owner has talked to the landscaper, and he will remove them in the spring after his snowplow business concludes.

Next, a new law in Utah puts subdivision approval into the hands of the planning commission and no longer the Town Council effective January 2025. TCM Hunter received a letter from the Hansen Planning Group stating that they are one of those hired by the state to help municipalities rewrite their code. The state will pay up to \$14,000 of the cost. Hansen Planning Group has offered to do this work for Huntsville Town and TCM Hunter feels good about hiring them. It could be placed on the next TC Agenda to approve.

The surveyor who was working on 7700 E. has had surgery and hasn't worked on the survey yet. He is now back at the office and will have it done within the next month. Attorney Bill Morris has said that the property owners along that street could deed their property over to the Town with a signature and it wouldn't have to be a lengthy process.

**TCM Powell** - He had a question about a trespassing call to the Sheriff's department and wondered if it was the property on 7700 East. They looked over the issue and decided that it wasn't. TCM Powell was concerned about individuals regularly cutting across that property to access the highway or vice versa. TCM Hunter will talk to the future homeowner so he can put up a fence to prevent that from happening.

**TCM Hunter motioned to adjourn the meeting. TCM Powell seconded the motion. All votes Aye. Motion passed.**

**Meeting adjourned at 7:15 p.m.**

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Nikki Wolthuis, Town Clerk



**RESOLUTION 2024-01-04****A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-405, UTAH CODE ANNOTATED, 1953 AS AMENDED.**

**WHEREAS**, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah; and

**WHEREAS**, Chapter 2 of Title 10 of the *Utah Code Annotated* provides the process of annexation of unincorporated area into a municipality by a petition for the same; and

**WHEREAS**, the Town received a petition from McKay Meadows LLC on December 7, 2023, requesting annexation of certain real property located in an unincorporated area.

**WHEREAS**, said petition contains the signature of owners of private real property that is: 1) located within the Town’s area proposed for annexation; 2) covers a majority of the private land areas within the area proposed for annexation; and 3) is equal in value to at least one-third (1/3) of the value of all the private real property within the area proposed for annexation; and

**WHEREAS**, the petition was accompanied by an accurate map, prepared by a licensed surveyor, of the area proposed for annexation; and

**WHEREAS**, said petition appears to comply with all applicable requirements of Title 10, Chapter 2, Part 4, of the *Utah Code Annotated*, 1953, as amended,

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Huntsville Town, Weber County, State of Utah, as follows:

**Section 1. Petition Acceptance.** In accordance with *Utah Code Annotated* §10-2-405(1)(a)(i)(A)(II), 1953 as amended, the Petition to Annex, as provided in the attached Exhibit “A” incorporated herein by this reference, is hereby accepted for further consideration as provided in Title 10, Chapter 2, Part 4, of the *Utah Code Annotated*, 1953, as amended.

**Section 2. Determination for Certification.** The petition incorporated herein is hereby referred to the city recorder for determination of whether the petition meets the requirements for certification in accordance with Utah Code Annotated §10-2-405(2), 1953 as amended.

meets the requirements for certification in accordance with Utah Code Annotated §10-2-405(2), 1953 as amended.

**Section 3. Effective Date.** This Resolution shall be effective immediately upon adoption.

**PASSED AND APPROVED** by the Huntsville Town Council this 4<sup>th</sup> day of January 2024.

  
RICHARD SORENSEN, Mayor

ATTEST:

  
NIKKI WOLTHUIS, Recorder



# Huntsville Town Annexation Petition

(Prior to submitting this Annexation Petition a "Notice of Intent" must be sent in accordance with Utah State Code 10-2-403. See attached Code.)

Applicant Name: MCKAY MEADOWS LLC, Attn: Steve Starks

Applicant Mailing Address: 10652 IRON MOUNTAIN DR SOUTH JORDAN UT 84095

Email: stevestarks@gmail.com Phone: \_\_\_\_\_

Brief Description of Proposed Annexation: \_\_\_\_\_

This a a request to annex approximately 20.352 acres into Huntsville Town, which McKay Meadows LLC owns.

This annexation is intended to bring all of the property McKay Meadows owns, under one jurisdiction.

## Parcel Owner's Permission for Annexation Petition

*The undersigned authorize this petition for Annexation into Huntsville Town:*

Parcel Number(s): 21-007-0012

Parcel(s) Owner Name: MCKAY MEADOWS LLC

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: Steve Starks Date: 12-7-23

Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this petition for Annexation into Huntsville Town:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*(For Additional Parcel Owners Use Attached Sheet)*

Annexation Petition Criteria (10-2-403 UCA)

Please attach property ownership plat showing all private properties and percentages of land ownership in proposed area.

1. All Petitioners are the owners of private real property located within the area proposed for annexation  (yes)  (no)

2. The area being petitioned covers a "Majority of the private land area" within the area proposed for annexation  (yes)  (no)

3. The area covers 100% of the private land area within the proposed area  (yes)  (no)

4. The petition is accompanied by an accurate and recordable map prepared by a licensed surveyor  (yes)  (no)

5. The petition designates up to five (5) of the signers as Sponsors and one (1) Contact Sponsor with the mailing address of each?  (yes)  (no)

6. Is any of the land in this petition located within a previously filed annexation petition that has not been acted upon by the Town Council? (yes)  (no) please specify:

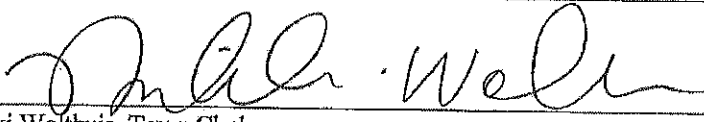
For Town Use:

Date of Petition:

12/7/2023

Fees Paid:

\$2,000.00

  
Nikki Wolthuis, Town Clerk

Action is taken at the following Town Council meeting after a minimum of 14 days following the filing of a petition.

Approved

Conditional Approval

Rejected

Deferred

Mayor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Nikki Wolthuis, Town Recorder

Date: \_\_\_\_\_

Huntsville Town Clerk certifies petition: (within 30 days of action) \_\_\_\_\_

Written notice of certification sent to Town Council, contact sponsor and Weber County Commission

\_\_\_\_\_  
Nikki Wolthuis, Town Recorder Date: \_\_\_\_\_

Huntsville Town Council – Mail Notice of Certification to property owners within 1/2 mile of the area proposed for annexation no later than (10) days after the day on which the municipal legislative body receives the notice of certification;

Date: \_\_\_\_\_

Huntsville Town Council – Mail written notice to affected entities within twenty (20) days of the Recorder Notice of Certification. (Attach copies of publication)

Date: \_\_\_\_\_

Huntsville Town Council – Public Hearing held unless protest is filed within thirty (30) days of notice to affected entities. (Attach minutes and Resolution of Annexation or Annexation Ordinance and Agreement)

Date: \_\_\_\_\_

Huntsville Town Council – Vote on Annexation Agreement & Ordinance

- |                                   |   |
|-----------------------------------|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Conditional Approval |
| <input type="checkbox"/> Rejected | <input type="checkbox"/> Deferred             |

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Nikki Wolthuis, Town Recorder Date: \_\_\_\_\_



November 30, 2023



**WEBER COUNTY**

Ricky D. Hatch, CPA  
Clerk/Auditor

To: Nikki Wolthuis, Huntsville Clerk/Recorder  
7381 East 200 South  
Huntsville, UT  
84317

Subject: Certification of Annexation Notice for Weber County Parcel #210070012

Dear Nikki,

Per Utah State code 10-2-403(2)(b)(i)(B), this letter confirms all property owners within 300 feet of the subject parcel have been notified of the proposed annexation and a copy of the notice is provided in the attachments listed below.

The cost of the mailings was below \$100 therefore Huntsville will not be invoiced to cover those expenses. Please feel free to reach out with any questions.

Sincerely,

Ricky Hatch, CPA  
Weber County Clerk/Auditor

**ATTACHMENTS:**

1. Huntsville Annexation Notice for Weber County Parcel #210070012, including:
  - a. Huntsville Annexation Letter - Weber County Parcel 210070012 (11-30-2023)
  - b. Proposed Annexation Plat

McKay Meadows Annexation #2

MCKAY MEADOWS LLC  
10652 IRON MOUNTAIN DR  
SOUTH JORDAN UT 84095  
November 1, 2023

VIA U.S. MAIL AND EMAIL

Huntsville Town - Clerk's Office  
Attn: Nikki Wolthuis Town Clerk  
PO Box 267  
Huntsville, UT 84317  
[clerk@huntsvilletown.com](mailto:clerk@huntsvilletown.com)

Weber County Recorder's Office  
Attn: Bahy Rahimzadegan,  
Chief Deputy  
Recorder/Surveyor  
2380 Washington Blvd  
Ogden, Utah 84401  
[recorder@webercountyutah.gov](mailto:recorder@webercountyutah.gov)

Weber School District  
5320 Adams Ave. Pkwy  
Ogden, UT 84405  
[rpetersen@wsd.net](mailto:rpetersen@wsd.net)

Ogden Valley Park Service Area  
PO Box 34  
Eden, UT 84310  
[info@ogdenvalleyparks.com](mailto:info@ogdenvalleyparks.com)

Weber Fire District  
2023 West 1300 North  
Farr West, Utah 84404  
[jwhipple@weberfd.com](mailto:jwhipple@weberfd.com)

Weber Area Dispatch 911 and Emergency  
Services District  
2186 Lincoln Avenue  
Ogden, Utah 84401  
[feedback@weber911.org](mailto:feedback@weber911.org)

Weber Basin Water Conservancy District  
2837 E Hwy 193  
Layton, UT 84040  
[ksearle@weberbasin.com](mailto:ksearle@weberbasin.com)

Weber County Mosquito Abatement District  
505 W 12th St  
Ogden, UT 84404  
[keith@webermad.org](mailto:keith@webermad.org)

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**Notice of Intent to File Petition to Annex the Parcels Identified Below:**

Ladies and Gentlemen:

Pursuant to Utah Code Ann. § 10-2-403, the undersigned real property owners respectfully notifies Huntsville Town Recorder's Office, the Weber County Recorder's Office, and each "affected entity" that it intends to file a petition to annex that certain real property located at approximately 7500 E 500 N, and identified as Parcel # 21-007-0012, Huntsville, in Weber County, Utah, more particularly described and depicted on **Exhibit A** attached hereto, into Huntsville Town, Utah.



November 1, 2023

Page 2

The undersigned requests both the Huntsville Town and Weber County to comply with and follow the procedures, notice requirements, and other provisions of Utah Code Ann. § 10-2-403 to accomplish the annexation of the subject property into the Town of Huntsville.

The undersigned requests the Huntsville Town to deliver an annexation petition to the undersigned upon receipt of the certificate from Weber County indicating that the proper landowners have been notified. We appreciate your attention to this important matter. If you have any questions or concerns, please contact the Jason Boal at 801.257.1917

Sincerely,



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Steve Starks, on behalf of:  
MCKAY MEADOWS LLC

Enclosures

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EXHIBIT A  
DEPICTION OF SUBJECT PROPERTY



**RESOLUTION 2024-01-04a****A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-405, UTAH CODE ANNOTATED, 1953 AS AMENDED.**

**WHEREAS**, Huntsville Town (hereafter referred to as “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah; and

**WHEREAS**, Chapter 2 of Title 10 of the *Utah Code Annotated* provides the process of annexation of unincorporated area into a municipality by a petition for the same; and

**WHEREAS**, the Town received a petition from Lonny Bailey on December 20, 2023, requesting annexation of certain real property located in an unincorporated area contiguous to the present boundaries of the Town be annexed into the Town; and

**WHEREAS**, said petition contains the signature of owners of private real property that is: 1) located within the Town’s area proposed for annexation; 2) covers a majority of the private land areas within the area proposed for annexation; and 3) is equal in value to at least one-third (1/3) of the value of all the private real property within the area proposed for annexation; and

**WHEREAS**, the petition was accompanied by an accurate map, prepared by a licensed surveyor, of the area proposed for annexation; and

**WHEREAS**, said petition appears to comply with all applicable requirements of Title 10, Chapter 2, Part 4, of the *Utah Code Annotated*, 1953, as amended,


**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Huntsville Town, Weber County, State of Utah, as follows:

**Section 1. Petition Acceptance.** In accordance with *Utah Code Annotated* §10-2-405(1)(a)(i)(A)(II), 1953 as amended, the Petition to Annex, as provided in the attached Exhibit “A” incorporated herein by this reference, is hereby accepted for further consideration as provided in Title 10, Chapter 2, Part 4, of the *Utah Code Annotated*, 1953, as amended.

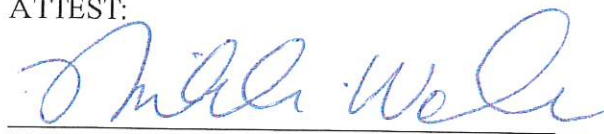
**Section 2. Determination for Certification.** The petition incorporated herein is hereby referred to the city recorder for determination of whether the petition

**Section 3. Effective Date.** This Resolution shall be effective immediately upon adoption.

**PASSED AND APPROVED** by the Huntsville Town Council this 4<sup>th</sup> day of January, 2024.

  
RICHARD SORENSEN, Mayor

ATTEST:

  
NIKKI WOLTHUIS, Recorder



# Huntsville Town Annexation Petition

(Prior to submitting this Annexation Petition a "Notice of Intent" must be sent in accordance with Utah State Code 10-2-403. See attached Code.)

Applicant Name: LONNY & Nancy Bailey / Sanford Moss & Laurie Porter  
Applicant Mailing Address: PO Box 174 Huntsville PO Box 331 Huntsville, UT 84317  
Email: baileyfarm1837@gmail.com / sanford.moss@yahoo.com Phone: 801-430-7774 / 801-510-1125  
Brief Description of Proposed Annexation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Parcel Owner's Permission for Annexation Petition

*The undersigned authorize this petition for Annexation into Huntsville Town:*

Parcel Number(s): 21-153-0001  
Parcel(s) Owner Name: LONNY & Nancy Bailey  
Parcel(s) Owner Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Parcel Owner Signature: [Signature] Nancy Bailey Date: \_\_\_\_\_  
Title (Authorized Agent): \_\_\_\_\_

*The undersigned authorize this petition for Annexation into Huntsville Town:*

Parcel Number(s): 21-155-0001, 21-026-0127, 21-026-0072  
Parcel(s) Owner Name: Sanford Moss & Laurie Porter  
Parcel(s) Owner Mailing Address: [REDACTED]  
Email: [REDACTED] Phone: [REDACTED]  
Parcel Owner Signature: [Signature] Laurie Porter Date: \_\_\_\_\_  
Title (Authorized Agent): \_\_\_\_\_

(For Additional Parcel Owners Use Attached Sheet)

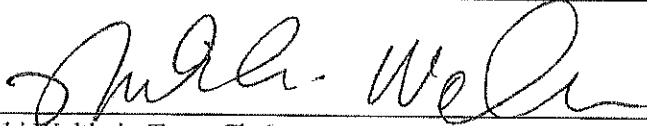
Annexation Petition Criteria (10-2-403 UCA)

Please attach property ownership plat showing all private properties and percentages of land ownership in proposed area.

1. All Petitioners are the owners of private real property located within the area proposed for annexation? (yes) (no)
2. The area being petitioned covers a "Majority of the private land area" within the area proposed for annexation? (yes) (no)
3. The area covers 100% of the private land area within the proposed area? (yes) (no)
4. The petition is accompanied by an accurate and recordable map prepared by a licensed surveyor? (yes) (no)
5. The petition designates up to five (5) of the signers as Sponsors and one (1) Contact Sponsor with the mailing address of each? (yes) (no)
6. Is any of the land in this petition located within a previously filed annexation petition that has not been acted upon by the Town Council? (yes) (no) Please specify:

For Town Use:

Date of Petition: December 20, 2023 Fees Paid: \$2,000



Nikki Wolthuis, Town Clerk

Action is taken at the following Town Council meeting after a minimum of 14 days following the filing of a petition.

- |                                   |   |
|-----------------------------------|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Conditional Approval |
| <input type="checkbox"/> Rejected | <input type="checkbox"/> Deferred             |

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Nikki Wolthuis, Town Recorder Date: \_\_\_\_\_

**Huntsville Town Clerk certifies petition: (within 30 days of action)** \_\_\_\_\_

- Written notice of certification sent to Town Council, contact sponsor and Weber County Commission

\_\_\_\_\_ Date: \_\_\_\_\_  
Nikki Wolthuis, Town Recorder

**Huntsville Town Council – Mail Notice of Certification to property owners within 1/2 mile of the area proposed for annexation no later than (10) days after the day on which the municipal legislative body receives the notice of certification;**

**Date:** \_\_\_\_\_

**Huntsville Town Council – Mail written notice to affected entities within twenty (20) days of the Recorder Notice of Certification. (Attach copies of publication)**

**Date:** \_\_\_\_\_

**Huntsville Town Council – Public Hearing held unless protest is filed within thirty (30) days of notice to affected entities. (Attach minutes and Resolution of Annexation or Annexation Ordinance and Agreement)**

**Date:** \_\_\_\_\_

**Huntsville Town Council – Vote on Annexation Agreement & Ordinance**

- |                                   |   |
|-----------------------------------|---|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Conditional Approval |
| <input type="checkbox"/> Rejected | <input type="checkbox"/> Deferred             |

Mayor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes/Conditions: \_\_\_\_\_

ATTEST:

\_\_\_\_\_ Date: \_\_\_\_\_  
Nikki Wolthuis, Town Recorder







January 04, 2024

**Mailing Address**  
P.O. Box 267  
Huntsville, UT 84317

**Phone**  
801.745.3420

**Fax**  
801.745.1792

**Web**  
[www.huntsvilletown.com](http://www.huntsvilletown.com)

**Mayor**  
Richard L. Sorensen

**Town Council**  
Kevin Anderson  
Bruce Ahlstrom  
Sandy Hunter  
Artie Powell

**Town Clerk/Recorder**  
Beckki Endicott

**Treasurer**  
Sheree Evans

**Attorney**  
Bill Morris

**To:** Huntsville Town Council  
**Submitted By:** Nikki Wolthuis, Clerk

**Subject:** Business License for Valley Welding LLC, 715 S. 7800 E. Huntsville.

**Background:** The business is focused on building, repairing, and fabricating metal either on job sites or at a home workshop.

**Recommendation:** To approve a business license.

**Motion:** To approve/not approve a commercial business license for Valley Welding, LLC

**Action:**

**Motion:** <sup>TCM</sup> Ahlstrom

**Second:** <sup>TCM</sup> Hunter

**Mayor Sorensen:** aye

**Bruce Ahlstrom:** aye

**Kevin Anderson:** aye

**Sandy Hunter:** aye

**Artie Powell:** aye



Date: November 17, 2023  
 RE: No-charge Subdivision Ordinance Update

Dear Sandy Hunter,

This spring, the Utah Legislature passed a law (SB 174) that changed the subdivision requirements affecting all local governments in the state. *Your municipality needs to update your subdivision ordinances by December 31, 2024*. I'm writing to let you know that my team and I can help you do so at no cost to your municipality.

To facilitate this state-wide ordinance update, the Department of Workforce Services has commissioned a handful of private companies—including my own—to serve municipalities directly. The process is simple and very easy for local leaders. Each city and town selects a company to work with and then adopts the final product through the public process. The company then submits an invoice to the state for payment (so the municipality pays nothing).

Our team has worked on almost 100 planning and ordinance projects for local communities throughout Utah over the last 7 years. We have also produced subdivision-specific training material for the state's Property Rights Ombudsman. My company is eager to handle your subdivision updates and has received state funding to do so.

Although a few other companies are also approved to assist you with this project (you can see the full list at [jobs.utah.gov/housing/community/subpool.html](http://jobs.utah.gov/housing/community/subpool.html)), my team and I want to further invest in your community by providing the following additional (and free) services while we update your subdivision code:

- **Updated subdivision application forms** to match your updated ordinances (everyone forgets to update the forms!).
- **A year of free code hosting.** We have an exclusive partnership with *civictinQ.com* to give you a free year of code hosting for your subdivision title. *You only have to use it if you want it.*
- **A “due process check”** to make sure you adopt the updated subdivision ordinances without violating any provision of your code.
- **Attorney review** (if requested) to triple check that your new subdivision code is compliant and legally sound.

*Please contact me at your earliest convenience to give me and my team the “green light” to get started.* You can reach me at [Mike@HansenPlanningGroup.com](mailto:Mike@HansenPlanningGroup.com) and at 801-550-5075. You can also learn more at [HansenPlanningGroup.com/Code](http://HansenPlanningGroup.com/Code).

Warm regards,

Mike Hansen, AICP

*maximum cost allowed is \$14,000 of assistance*

## IMPORTANT: Free Subdivision Code Update (Which You Need)

State subdivision laws changed in the spring of 2023. Every municipality and county in Utah (including yours) needs to update its subdivision ordinances during 2024 or earlier.

We will update your subdivision code for FREE with no strings attached. We have a contract with the Department of Workforce Services, through which the state will pay us to work on your code. No joke.

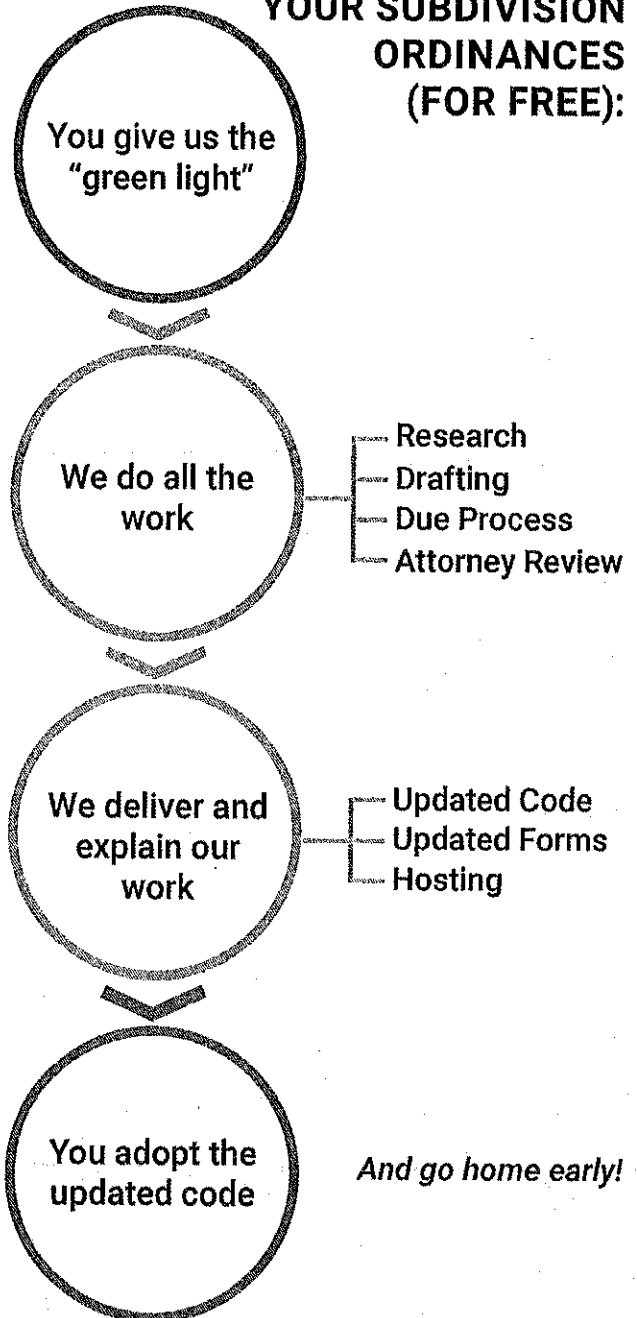
The process is simple: You give us the green light, we give you a perfected subdivision code and explanation of what's different, then you adopt the code. We'll handle both the technicalities of state law and the funding logistics.

## We'll Do More Than Fix Your Subdivisions (Still for Free)

Our subdivision code update also includes:

- **Updated subdivision application forms** to match your updated ordinances (*everyone forgets to update the forms!*).
- **A year of free code hosting.** We've partnered with [civclinQ](#) to give you a free year of code hosting for your subdivision title. *You only have to use it if you want it.*
- **A "due process check"** to make sure you adopt the updated subdivision ordinances without violating any provision of your code.
- **Attorney review** (if requested) to triple check that your new subdivision code is compliant and legally sound.

## HOW TO UPDATE YOUR SUBDIVISION ORDINANCES (FOR FREE):



## LEARN MORE

Our team is led by **Mike Hansen**, who has 20+ years of planning and ordinance-writing experience.

To learn more and give us the green light, visit [HansenPlanningGroup.com/Code](https://HansenPlanningGroup.com/Code) or contact Mike at 801-550-5075 / [mike@hansenplanninggroup.com](mailto:mike@hansenplanninggroup.com).



Mike Hansen, AICP



## COUNCILMEMBER ASSIGNMENTS 2024

### Mayor Richard Sorensen

General Administration  
 Financial, Personnel, Legal  
 Public Safety  
 WACOG Representative  
 Weber County Sheriff Dept. Liaison  
 Weber Fire District Liaison  
 911 Board Member  
 Huntsville Marathon Board Member  
 Culinary Water Department  
 Huntsville 4th of July Assistant  
 Ice Rink Coordinator

### Councilmember Artie Powell

Parks Department  
 Sports & Recreation Department  
 Ogden Valley Park Service Area Liaison  
 Town Clean-up Organizer  
 Audit Committee  
 Town Event Coordinator/ Liaison  
 Huntsville Town 4th of July Coordinator  
 Mosquito Abatement Board  
 Weber County Art Council Liaison

### Councilmember Lewis Johnson

Culinary Water Asst.  
 Huntsville Waterworks Board Liaison  
 Town Building Official  
 Morgan/Ogden Valley Rural Planning Org.  
 Huntsville 4th of July Assistant  
 Audit Committee  
 Business Licensing  
 WC Animal Shelter/Control  
 Landfill/Green Waste Facility  
 Excavation Permit/Utilities/Blue Stakes

### Councilmember Sandy Hunter

Mayor Pro Temp  
 Public Relations/Communication  
 Town Newsletter  
 Town Website  
 Zoning & Ordinances  
 Tree City USA Committee Member  
 Planning Commission Liaison  
 Huntsville 4th of July Assistant  
 Weber Pathways Liaison  
 GEM Committee Liaison  
 Moving Committee  
 Forest Service Liaison

### Councilmember Bruce Ahlstrom

CERT Coordinator  
 Road Department  
 Snow Removal  
 Truck & Equipment Maintenance Director  
 Town Shop Organizer  
 Town Building Facilities/Crew Manager  
 Huntsville 4th of July Assistant  
 Appeals and Variances Board  
 Cemetery Department (Memorial Day)  
 History Department  
 Museum Coordinator