

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, March 21, 2024, 6:00 p.m.
Huntsville Town Maintenance Building, 165 South 7500 East, Huntsville

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

Citizens: Mark Ferrin, Ogden Valley Incorporation Sponsor, Conrad and Jamie Hilton, Seth Herway, Jonah Herway, Liz Poulter, Sean Harwood, USFS, Ron Gault, Water Chair, Lt. Cowley

Zoom: Attorney Bill Morris

1-TCM Sandy Hunter (Acting as Pro Temp Mayor) called the meeting to order.
There is a full quorum present.

2-Pledge of Allegiance led by TCM Lewis Johnson

3-Opening Ceremony given by TCM Artie Powell

4-Public Comments: None

5-Sheriff's Report (Attachment #1) Lt. Cowley was not present in the beginning but gave a report towards the end of the meeting after he arrived. There were no significant incidents in January and February. He explained that the computer system keeps track of where incidents occur even if the officer giving a ticket doesn't know. He will make sure the system gets updated as the annexations change the boundaries of Huntsville Town.

TCM Powell motioned to close the regular meeting and open the public hearing. TCM Ahlstrom seconded the motion. All Ayes. Motion passed.

PUBLIC HEARING

TCM Sandy Hunter described what parts of the Forest Service lands Huntsville intended to annex. Sean Harwood, District Ranger for Ogden District explained that the management of the Forest Service Lands around Huntsville Town will not change after Huntsville Town annexes this property. Because of the Property Clause and Supremacy Clause of the federal government, the federal government will continue to manage it.

Mark Ferrin, principal sponsor of the Ogden Valley Incorporation effort, read a letter sent to him from the Lt. Governor's office regarding Huntsville's recent annexation of parcels on the east and north side of the Town boundaries. Because of the annexation of these parcels from inside of the Incorporation Feasibility study boundaries, the office of the Lt. Governor cannot hold the second public hearing and the Incorporation sponsors will have to submit a modified Feasibility Study. Mark Ferrin expressed frustration because the election to vote on the Incorporation is coming up very soon. If they don't submit the modified study by May 13th and if the study does not meet the 5% threshold, then the incorporation process may not proceed. He said that he has given \$15,000 of his own money to the cause and asked the town council why they decided to annex these parcels right now.

TCM Ahlstrom motioned to close the public hearing and open the regular meeting. TCM Powell seconded the motion. All Votes Ayes. Motion passed.

6. Discussion and/or Action on Ordinance 2024-3-21 Forest Service Annexation (Attachment #2)

TCM Hunter explained that the annexations in Huntsville Town were initiated before the completion of the Ogden Valley Feasibility study and wondered why the county had not notified the Lt. Governor's office of the changes back then. Mayor Sorensen asked Attorney Bill Morris to address the issue. Attorney Morris explained that annexing the Forest Service Lands does not affect the Ogden Valley Incorporation. He reiterated what Ranger Sean Harwood had said about the federal government continuing their management of the Forest Service lands surrounding Huntsville Town. Huntsville provides water to the Forest Service and law enforcement (from the county).

Mark Ferrin said he didn't get his questions answered and left the meeting.

Mayor Sorensen asked Attorney Morris to address the concerns that Mark Ferrin had. Attorney Morris explained that he had talked to attorney Duncan, of the Incorporation recently and had learned that a group of lobbyists from the Ogden Valley were influencing legislators to hinder the Ogden Valley's incorporation efforts. There may have been a law passed in the last session that changed the requirements for the feasibility study.

TCM Hunter went over Ordinance 2024-3-21 and suggested they make a change in the zoning from open lands to shoreline. She stated that the Shoreline zone was less restrictive and fits better with the activities done on Forest Service lands. Attorney Bill Morris said he put "open lands" in the ordinance, but they were free to change it. Nikki Wolthuis, Town Clerk, made the changes.

Attorney Bill Morris also explained that annexing the Forest Service Lands into Huntsville Town will make it easier for law enforcement to know where they are and what court will handle the infractions.

Attorney Morris left the zoom meeting at 6:30 pm.

Lt. Cowley said that the deputies should know the boundaries, but the computer system may be showing the wrong information. The TC discussed the law enforcement contract that they have with Weber County and the contract the Forest Service has with the County. TCM Hunter stated that it seems there is only an advantage in annexing the Forest Service Lands into Huntsville Town.

TCM Sandy Hunter motioned to approve Ordinance 2024-3-21 with the change to the zoning in section 3 from “open lands” to “shoreline.”

Mr. Harwood pointed out that because the annexation boundaries extend out into the reservoir there will still be some issues with law enforcement trying to decide whether they are in Huntsville Town or Weber County when they are writing tickets. He expressed a hope that they would be able to work that out when the time comes. **TCM Powell made an amendment to the motion that they only consider annexing Cemetery Point and not any other Forest Service lands included in the original motion. There were no seconds to the motion.**

TCM Ahlstrom seconded the original 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 | | |

7. Discussion and/or action on approval of Children’s Business Fair at Huntsville Park (Attachment #3)

Jamie Hilton, head of the Children’s Business Fair explained that they have held the fair for the past few years and every year the participation grows. More than 90% of the children who participate in the fair live in Ogden Valley. They have held it in Eden up to this point with Ogden Valley Library in Huntsville as their alternative location in case of rain. They felt it would be more convenient if they held the fair at Huntsville Park which is quite close to the library so that if the weather was bad the participants wouldn’t have to go far to set up again. The parking is better at Huntsville Park as well. They plan to have the fair close to the stage area. As organizers they don’t earn money from the fair. The fair will be held May 15th.

The TC discussed the May 11th Town Cleanup date. Mayor Sorensen explained that Mountain Luxury emailed the Town asking if they would join their valley-wide cleanup effort on April 20th

which coincides with Earth Day. TCM Powell expressed concern about a date so early in the year but said that if it was pouring rain they could reschedule.

TCM Hunter suggested that they charge a \$250 refundable cleanup fee for the fair so that if the park is not cleaned up after the event they can recoup the money they would need to clean or make repairs. Nikki asked if the Special Event Application needed to be changed but TCM Hunter said they would just deal with events on a case-by-case basis instead of changing the application.

TCM Hunter motioned to approve the Children’s Business Fair to be held at Huntsville Park on May 15, 2024 with a refundable \$250 cleaning fee. TCM Powell seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 5-0.

| 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 | | | |

8. Discussion and/or action on approval of Huntsville Park Summer Concert Series (See Attachment #4)

Seth Herway who is an Eden resident came to the Symphony concert last year in Huntsville Park and loved it. He and some other residents are wanting to have a regular concert series in Huntsville Park during the summer months. They are interested in forming a nonprofit to fund the concerts.

Mayor Sorensen explained that there were a group of residents in Town who don’t want any events at the park. There are others who would welcome such an event. TCM Hunter asked if they have thought of which entertainers they would pursue. Mr. Herway suggested local cover bands might be good. To fundraise for the concerts, they had an idea to hold a Christmas Market during the holiday season. Mayor Sorensen explained that because of money being spent on the construction of a new town hall Huntsville Town is not able to help fund this proposed concert series. TCM Hunter suggested that Mr. Herway contact Trish Painter from Mountain Arts and Music and Lindsey Ketcham, Huntsville Marathon and 4th of July organizer to coordinate the event. Mayor Sorensen suggested he look into a RAMP grant to help with funding.

TCM Ahlstrom motioned to approve the Huntsville Summer Concert Series conditional upon coordinating with the Town’s special events organizer with scheduled dates and paying a refundable event fee of \$250 per event. TCM Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 5-0.

| 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 | | | |

9. Discussion and/or action on Water Committee update (Attachment #5)

Ron Gault, water board chair, presented updates on Huntsville's water situation. There was a recent leak that cost the Town some good money. It's that time of year when the ground is thawing and freezing, and he expects there may be more in the coming days. The leak was on a connection hooked to the main line that was made by an outside source and was done cheaply. He proposed that a standard be set so that whether a resident uses the Town or another contractor to do the work in the future the work is done right. Mr. Gault presented some changes to the fees associated with the water infrastructure and billing. The TC discussed at length how to treat cases of water users who were consistently late paying their bills.

TCM Powell had a question about water testing in Huntsville Town. He has a friend or neighbor in town who had an independent test on their water and found high levels of chlorine. Mr. Gault explained that they test various homes in the area regularly to make sure the water is safe for use. They have had people in the past who have complained about their chlorine levels being too high but when they visit the home to test it the levels are normal. Angie who works for Huntsville Water is happy to go to any home at no cost to check their water with her accurate water tester.

TCM Sandy Hunter motioned to accept Ron Gault's recommendations from the power point to write an ordinance to change Title 10, paragraphs 10.3B and 10.4D and create a resolution to change the water fees. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed 5-0.

10. Discussion and/or action on approval of Water Connection for Dennis McFarland (Attachment #6)

The TC discussed the history of the water line going through Mr. McFarland's property and why he wants another water connection. He wants to subdivide his property and would like another connection. TCM Hunter didn't think it was a good precedent to offer connections to out-of-town users.

TCM Powell motioned to deny the request for an out-of-town water connection for Dennis McFarland. TCM Sandy Hunter seconded the motion. All Votes Ayes. Motion passed.

The TC asked Nikki to write a letter to Dennis McFarland explaining that due to Huntsville's limited water supply and their commitment to provide water to undeveloped

land in Huntsville Town they are not able to offer an out-of-town water connection at this time.

11. Discussion and/or action on Appointment of Melissa Knowles as the new Town Treasurer(Attachment #7)

Mayor Sorensen explained that the treasurer position had been advertised for a couple of months and has finally been filled. Two qualified candidates applied and Melissa has been chosen.

TCM Ahlstrom motioned to approve Melissa Knowles as Huntsville Town treasurer. TCM Hunter seconded the motion. All Votes Ayes. Motion passed.

12. Discussion and/or action on approval of Resolution 2024-02-01 Solid Waste Flow Control (Attachment #8)

Earlier that day TCM Sandy Hunter called Val, the owner of Econowaste, and had a follow-up discussion on the issue. Val wasn't feeling good about the new facility. It's a few years away from completion anyway. He supports the Weber County transfer station and thinks Huntsville should go ahead and sign the Agreement. If at any time Huntsville wants to get out of the contract they can. They just have to give six months' notice. TCM Ahlstrom doesn't like it and sees the only reason to sign the contract is to make friends with the County Commissioners.

TCM Hunter motioned to approve Resolution 2024-02-01 Solid Waste Flow Control. TCM Powell seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 3-2

| 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 | | | |

13. Discussion and/or action on approval of Ordinance 2023-12-14 Amending Title 15 A-3 Zone(Attachment #9)

TCM Hunter explained that the ordinance in the packet is outdated and the changes (in red) need to be made to the copy online. She went through and explained each change. A paragraph is being added about accessory dwelling units. They should only be used for less than 15 days by friends and family while the owner is present. TCM Powell laments the fact that people in the past were allowed to put bedrooms and bathrooms in accessory buildings and now there's an ordinance that says they can't use them as dwelling units. He sees an inconsistency. He counted dozens of these types of units in Town. TCM Johnson said even though there's an inconsistency if you don't have an ordinance then you can't enforce it. There would be more problems without it.

TCM Ahlstrom motioned to table Ordinance 2023-12-14 Amending Title 15 A-3 zone. TCM Hunter seconded the motion. All Votes Ayes. Motion passed.

15. Discussion and/or action on approval of minutes for Town Council Meeting March 7, 2024

TCM Ahlstrom motioned to approve the minutes for Town Council Meeting March 7, 2024. TCM Hunter seconded the motion. TCM Powell suggested some grammatical changes. Mayor Sorensen suggested a change to the spelling of a name. **TCM Ahlstrom amended the motion to include the changes to the minutes. All Votes Ayes. Motion passed.**

Department Updates

Mayor Sorensen said the best thing they ever did was hire Rex Harris to be the project manager of the new Town Hall and Community Center. He has been a “bulldog” and is working through the issues that come up from time to time.


TCM Ahlstrom wanted to comment on the federal government being “supreme.” He read a portion of the 6th article of the US Constitution that says that the federal government is not supreme to the states.

He reported on potholes that have been patched. There’s another section of road on 6900 East that needs to be repaired and he’s hoping he can get donations from nearby residents to help with the cost.

After attending an emergency preparedness meeting the night before he learned of some credible threats, and he would like to get an incident command post center organized in case there’s a need to warn residents. He would also like to get some cables put in the new Town Hall for an emergency radio service. The cables and antennae will be donated.

TCM Powell will have Lindsey Ketcham give an update on the 4th of July activities during the next meeting. He wanted to concentrate on cleaning up the park for the Town Cleanup Day on April 20th. He is still working to get the money from the Ogden Valley Park Board.

Mayor Sorensen motioned to close the meeting. There were no objections. Meeting adjourned by consent at 8:46 p.m.


Nikki Wolthuis, Town Clerk



SHERIFF'S MONTHLY REPORT

Integrity, Initiative, Intelligence

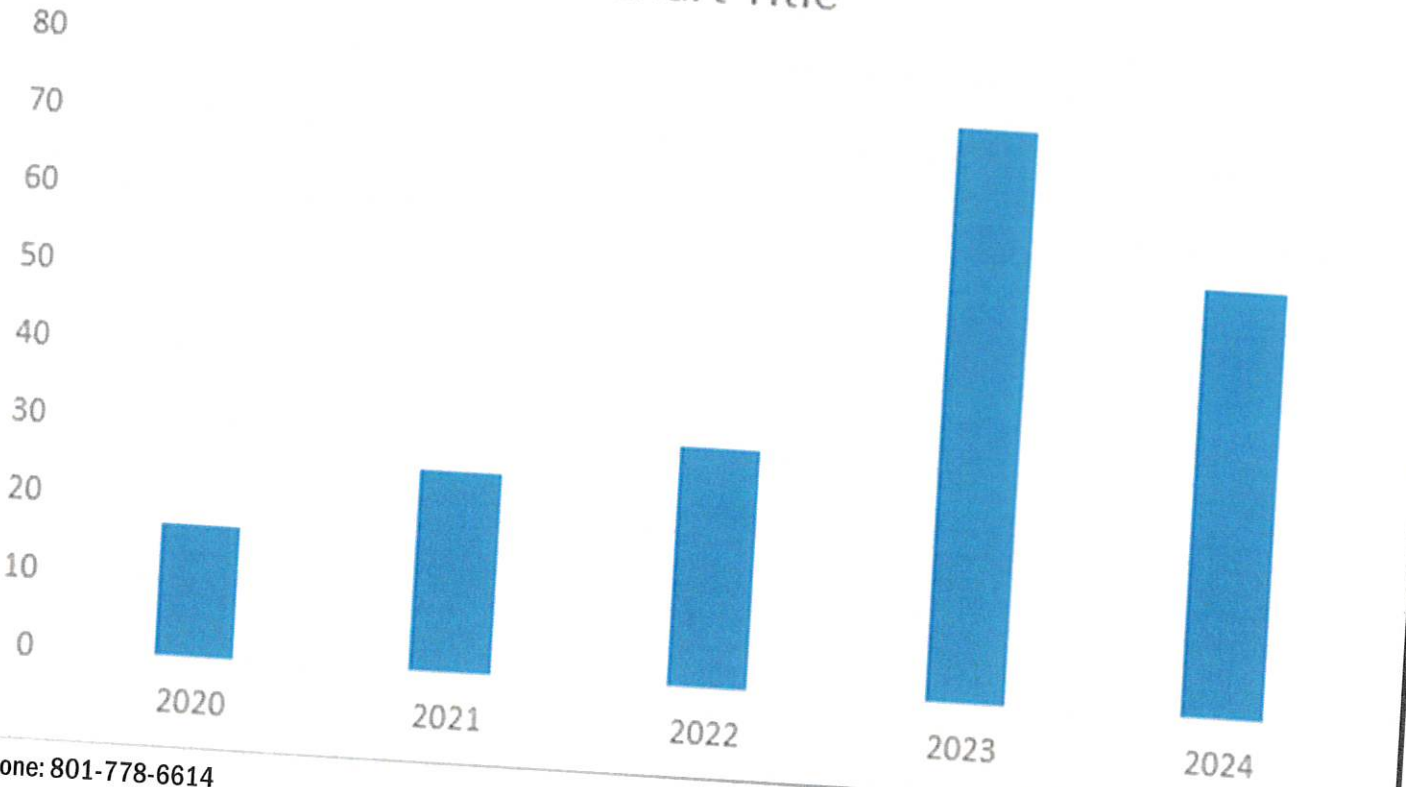
January 2024



HUNTSVILLE CITY CALLS FOR SERVICE INCLUDES TRAFFIC STOPS

| 2020 | 2021 | 2022 | 2023 | 2024 |
|------|------|------|------|------|
| 17 | 26 | 31 | 74 | 55 |

Chart Title



Phone: 801-778-6614

E-mail: gcowley@webercountyutah.gov



SHERIFF'S MONTHLY REPORT

Integrity, Initiative, Intelligence

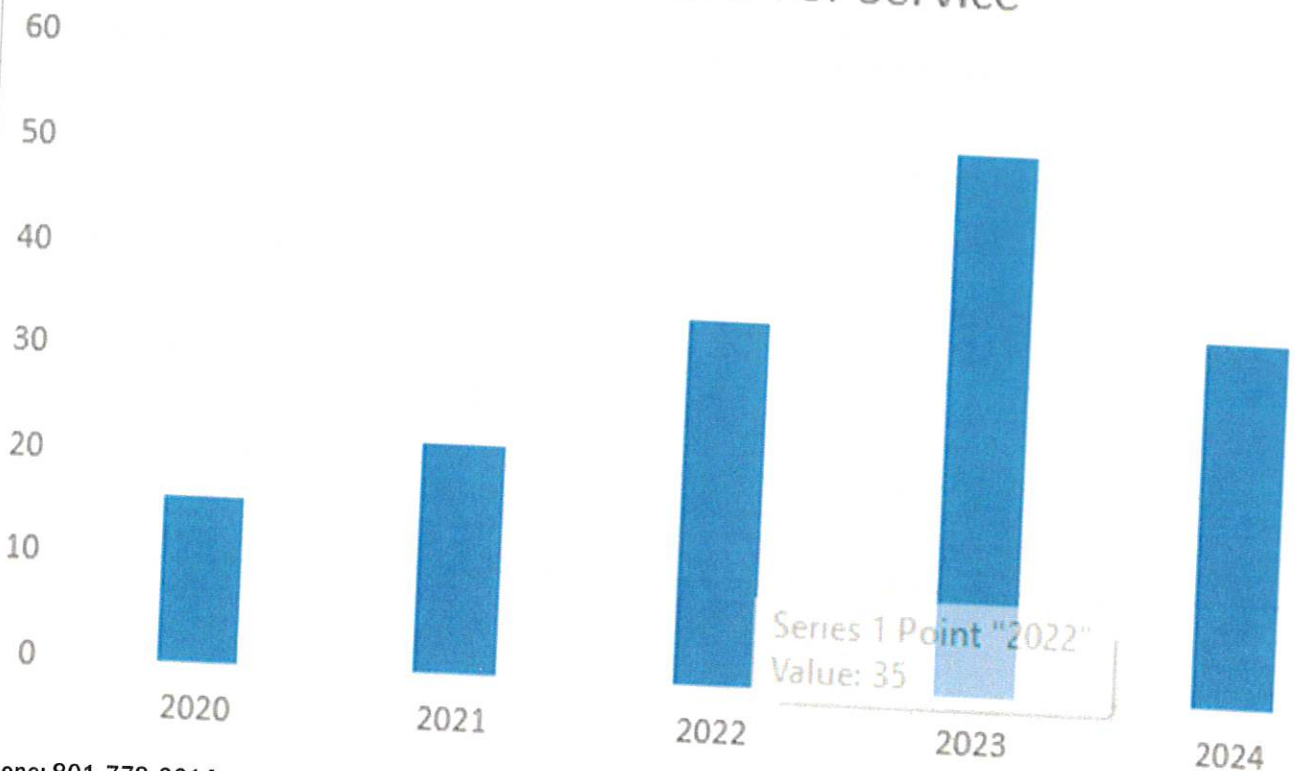
February 2024



HUNTSVILLE CITY CALLS FOR SERVICE INCLUDES TRAFFIC STOPS (FEBRUARY)

| | | | | |
|------|------|------|------|------|
| 16 | 22 | 35 | 52 | 35 |
| 2020 | 2021 | 2022 | 2023 | 2024 |

Huntsville Calls For Service



Phone: 801-778-6614

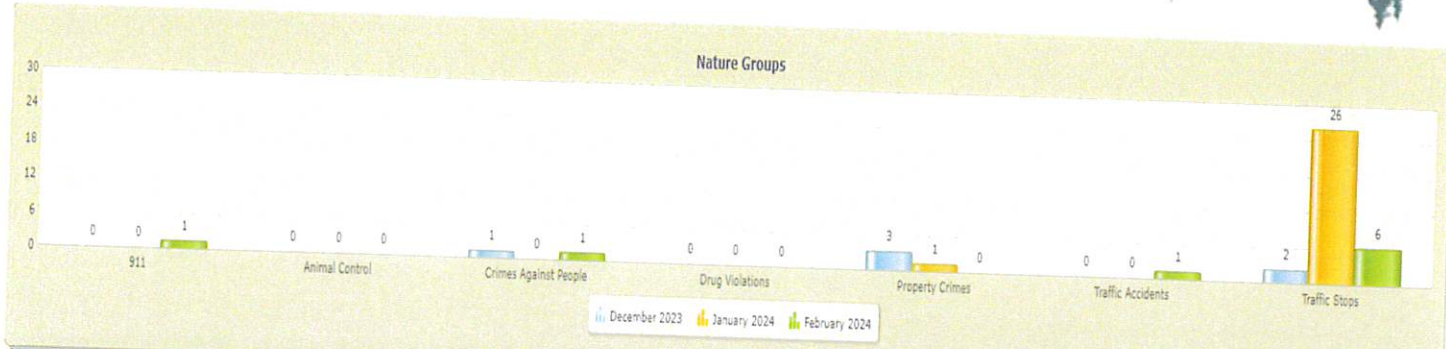
E-mail: cryan@webercountyutah.gov



SHERIFF'S MONTHLY REPORT

Integrity, Initiative, Intelligence

February 2024



| Category | December 2023 | January 2024 | February 2024 | Total |
|-----------------------|---------------|--------------|---------------|-----------|
| 911 | 0 | 0 | 1 | 1 |
| Animal Control | 0 | 0 | 0 | 0 |
| Crimes Against People | 1 | 0 | 1 | 2 |
| Drug Violations | 0 | 0 | 0 | 0 |
| Property Crimes | 3 | 1 | 0 | 4 |
| Traffic Accidents | 0 | 0 | 1 | 1 |
| Traffic Stops | 2 | 26 | 6 | 34 |
| Totals: | 6 | 27 | 9 | 42 |

Phone: 801-778-6614

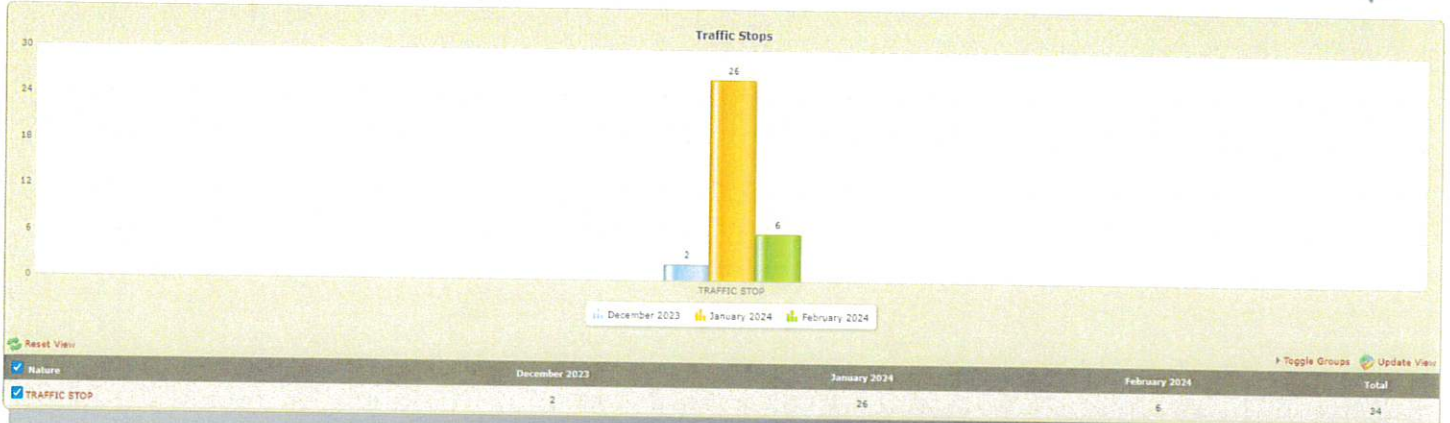
E-mail: cryan@webercountyutah.gov



SHERIFF'S MONTHLY REPORT

Integrity, Initiative, Intelligence

February 2024



Phone: 801-778-6614

E-mail: cryan@webercountyutah.gov

**HUNTSVILLE TOWN
ORDINANCE 2024-3-21**

PUBLIC LANDS ANNEXATION

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, ACTING ON AN ANNEXATION OF PUBLIC LANDS CERTAIN UNINCORPORATED REAL PROPERTY IN ACCORDANCE WITH TITLE 10, CHAPTER 2, PART 4, 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;

WHEREAS, Title 10, Chapter 2, Part 4 of the *Utah Code Annotated* provides the process of annexation of unincorporated area into a municipality;

WHEREAS, the Town desires to annexation of certain Public Lands specified herein that are located in an unincorporated area contiguous to the present boundaries of the Town;

WHEREAS, the Town currently provides services to said Public Lands;

WHEREAS, the Annexation Plat is attached to this Ordinance prepared by a licensed surveyor as the area proposed for annexation;

WHEREAS, said Town Council adopted Resolution 2024-02-13 giving its Notice of Intent to Annex at its meeting on February 13, 2024;

WHEREAS, the Town Council held its public hearing on this annexation at its meeting on March 21, 2024, after publication of the required notice;

WHEREAS, no timely protests have been filed and the Town Council now desires to act on this Ordinance;

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

Section 1. Findings.

The Town Council hereby finds as follows:

1. That this Annexation conforms to the Annexation Policy Plan adopted by the Town.
2. That the Town adopted the required Resolution 2024-02-13 giving its Notice of Intent to Annex.
3. That the Town currently provides services to the area being annexed.
4. That the area being annexed entirely consists of Public Lands.
5. That all notices have be properly posted or otherwise given.
6. That no protest has been filed in accordance with state law.
7. That the Town Council held the required Public Hearing in accordance with state law.

8. That the Town Council is the Legislative Body of the Town with authority to approve this Annexation in the form of this Ordinance and any associated documents, including the Annexation Plat.

Section 2. Annexation Approved.

In accordance with *Utah Code Annotated* §10-2-407(3)(b)(I), 1953 as amended, the area that is the subject of the Annexation as provided in the Annexation Plat attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby annexed as part of Huntsville Town.

Section 3. Zoning Designation.

The property subject to the annexation in Exhibit "A" is hereby designated and zoned "Shoreline" as set forth in the Town's municipal code.

Section 4. Annexation Finalization.

Staff is hereby authorized and directed to comply with the requirements of *Utah Code Annotated* §10-2-425, 1953 as amended, to finalize this annexation. The mayor is hereby authorized to execute any instruments associated with this annexation or to effectuate the same on behalf of the Town.

Section 5. Effective Date.


The effective date of this annexation is in accordance with the requirements established by *Utah Code Annotated* §10-2-425, 1953 as amended.

ADOPTED AND PASSED by the Town Council this 21st day of March 2024.



Mayor

ATTEST:



Town Clerk



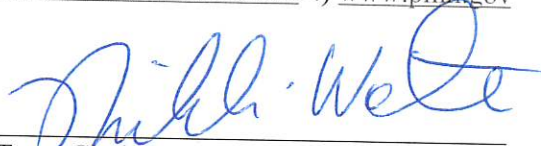
Municipal Roll Call Vote:

| VOTES: | AYES | NAYS | EXCUSED | RECUSED |
|------------------------|------|------|---------|---------|
| Mayor Richard Sorensen | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Lewis Johnson | X | | | |
| TCM Artie Powell | | X | | |
| | | | | |

RECORDED this 25 day of March, 2024.
POSTED this 25 day of March, 2024.

CERTIFICATE OF PASSAGE AND POSTING

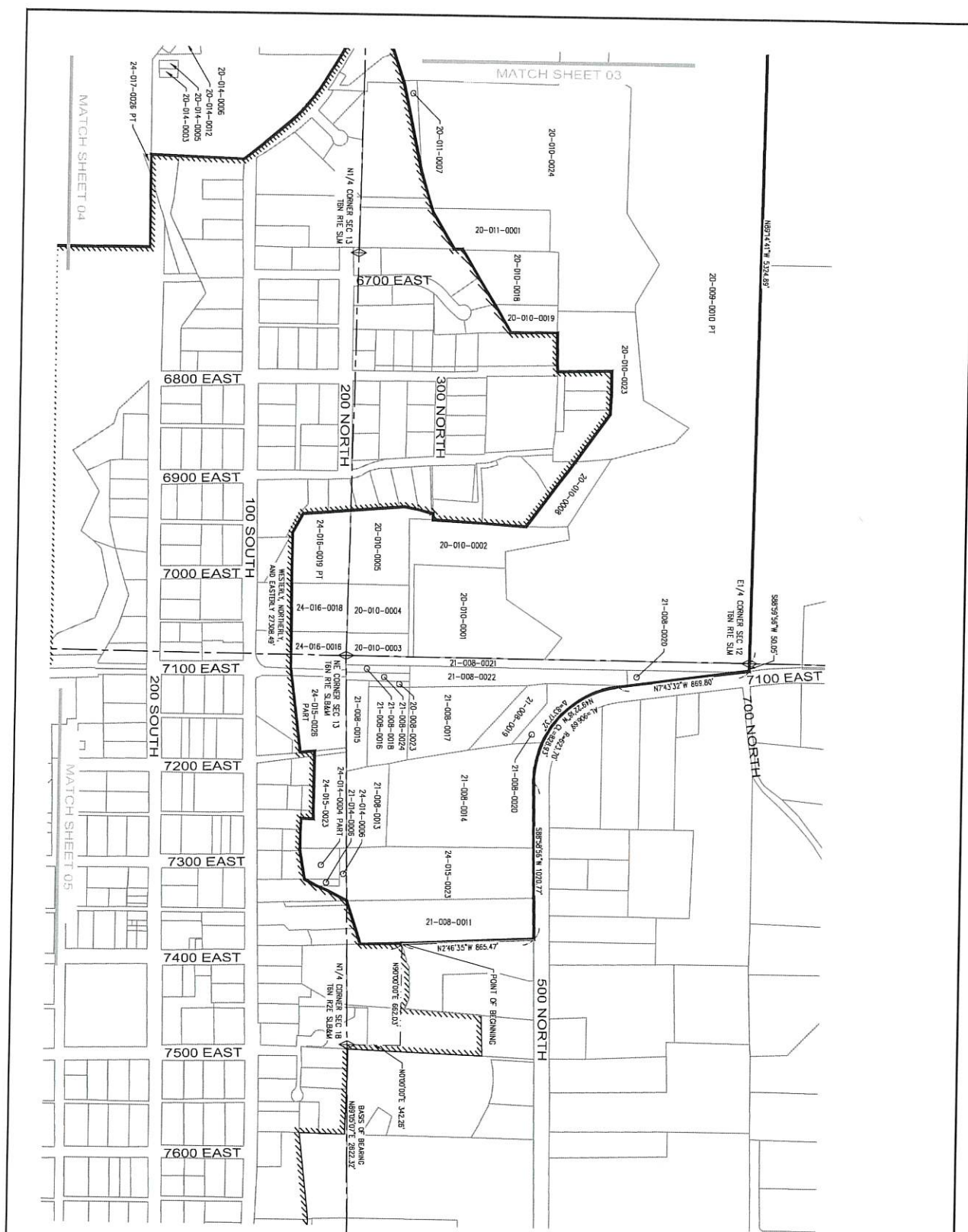
According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, hereby certify that foregoing Ordinance was duly passed and published, or posted on the above-referenced dates at the following locations: 1) Huntsville Town Office 2) Huntsville Town Post Office 3) www.huntsvilletown.com 4) www.pmn.gov


Town Clerk

DATE: 3/25/2024

EXHIBIT “A”

Annexation Plat



FINAL LOCAL ENTRY PLAT
FOREST SERVICE LAND ANNEXATION
TO HUNTSVILLE TOWN

SUNRISE ENGINEERING
 No. 188388
 DALE J. ROBINSON
 3000 HUNTSVILLE TOWN STREET
 HUNTSVILLE, UTAH 84401
 WWW.SUNRISE-ENGINEERING.COM TEL: 435.563.5097

RECORDED: 4/9/24
FILED AT THE REQUEST OF: 1/22/24

DATE: 4/9/24
TIME: 10:26 AM
BOOK: 24-001
PAGE: 2

WEBER COUNTY RECORDER

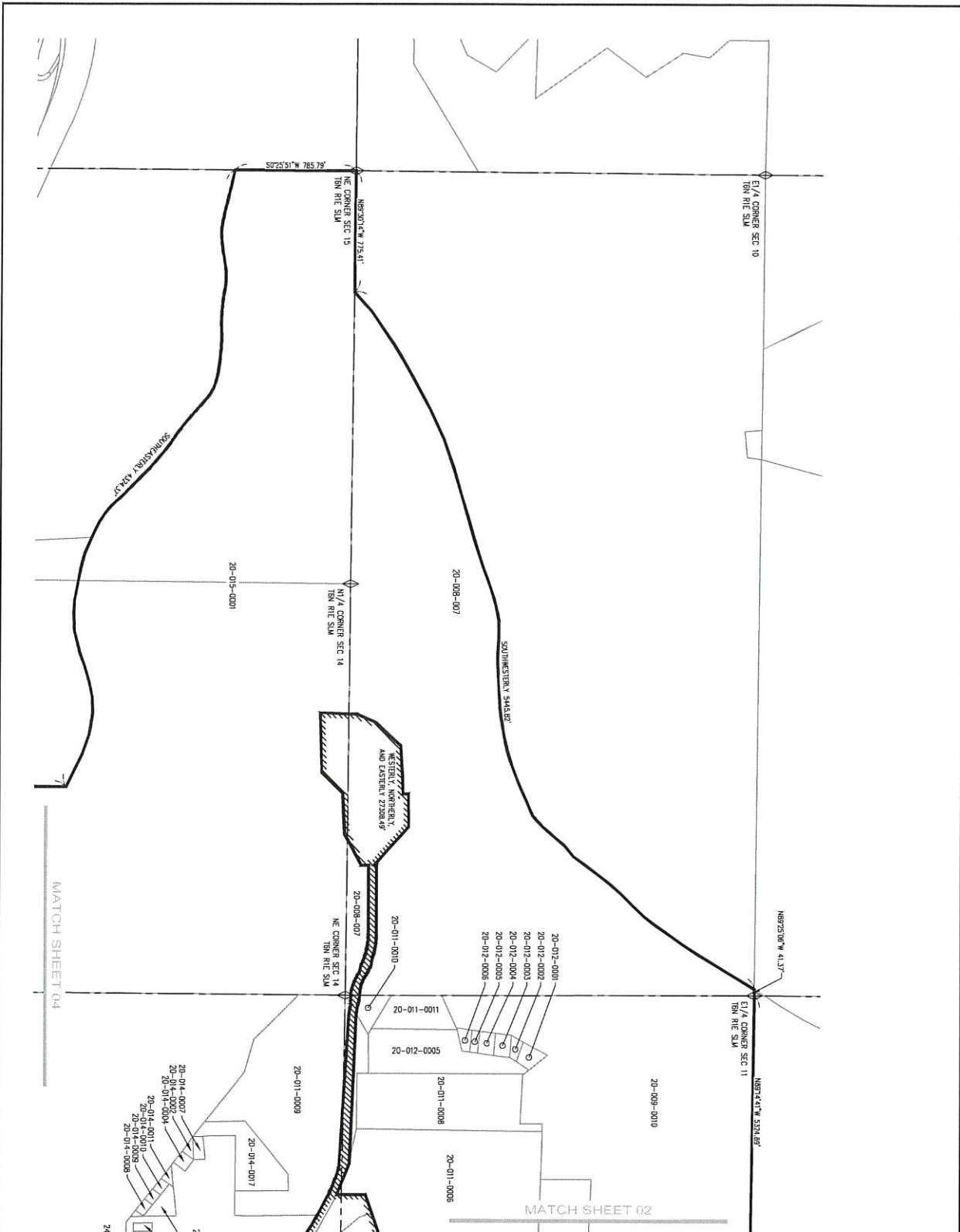
LINE LEGEND

- ANNEXATION BOUNDARY LINE
- OTHER PROPERTY LINE
- SECTION LINE
- SUB-SECTION LINE
- RIGHT-OF-WAY LINE
- RIVERS/NE LINE
- CITY BOUNDARY

SCALE
 0 500'
 HORIZ. 1" = 300'

ADDRESS CORNER SURVEY COMMENTS

| SET NO. | DATE | BY | COMMENT |
|---------|---------|----|------------|
| 1 | 4/9/24 | DR | FINAL PLAT |
| 2 | 1/22/24 | DR | FILED |



| | | |
|-----|---------|--------------------------------|
| REV | DATE | DESCRIPTION |
| 2 | 4/29/24 | ADDRESS COUNTY SURVEY COMMENTS |
| 1 | 4/29/24 | FINAL DESIGN |
| 0 | | COMMENT |

SUNRISE ENGINEERING
 2007 NORTH MAIN STREET
 SUITE 200
 HUNTSVILLE, UT 84401
 TEL: 435.232.2124 FAX: 435.563.6097
 WWW.SUNRISE-ENG.COM

FINAL LOCAL ENTRY PLAT
FOREST SERVICE LAND ANNEXATION
TO HUNTSVILLE TOWN

SHEET NO. **24-001**
 TOTAL SHEETS **3** OF **3**

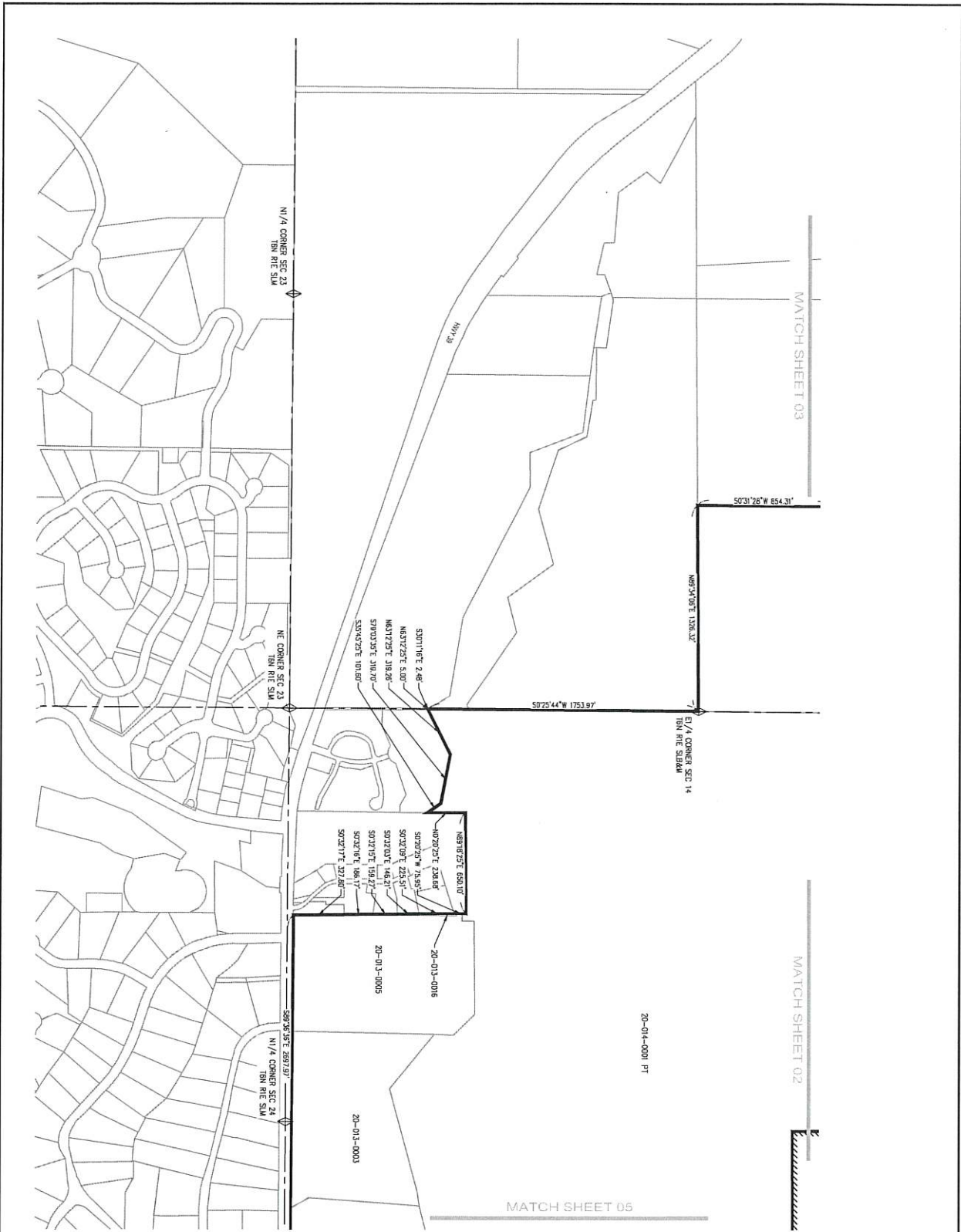
RECORDED: _____
 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND
 FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES: _____ WEBER COUNTY RECORDER

LINE LEGEND

- ANNEXTION BOUNDARY LINE
- OWNER PROPERTY LINE
- SECTION LINE
- SUB-SECTION LINE
- RIGHT-OF-WAY LINE
- CITY BOUNDARY
- CITY BOUNDARY

SCALE
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 HORIZ: 1" = 300'

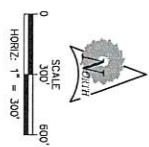


MATCH SHEET 03

MATCH SHEET 02

MATCH SHEET 06

20-014-0001 PT



- LINE LEGEND**
- ANNEXATION BOUNDARY LINE
 - - - OTHER PROPERTY LINE
 - SECTION LINE
 - - - SUB-SECTION LINE
 - RIGHT OF WAY LINE
 - - - CITY BOUNDARY
 - CITY BOUNDARY

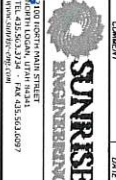
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|----|--------|---------------------------------|----|
| NO | DATE | DESCRIPTION | BY |
| 2 | 4/2/24 | address county, survey comments | DR |
| 1 | 1/2/24 | FILE COMMENT | DR |
| 0 | | | |

| | | | |
|-------|--------|-------|--------|
| SR NO | DATE | BOOK | PAGE |
| 00000 | 1/2/24 | 4 p 5 | 24-001 |

RECORDED - STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE: _____ WEBER COUNTY RECORDER



FINAL LOCAL ENTRY PLAT
FOREST SERVICE LAND ANNEXATION
TO HUMSVILLE TOWN

1101 NORTH MAIN STREET
 HIGHTS CANYON, UT 84141
 PHONE: 801-225-4800 FAX: 801-225-4897

FOREST SERVICE LAND ANNEXATION TO HUNTSVILLE TOWN LEGAL DESCRIPTION

Commencing at the North quarter corner of Section 18, Township 6 North, Range 2 East, Salt Lake Meridian (Basis of Bearing being North 89°05'07" East 2,622.32 feet between the north quarter and the northeast corner of said Section 18); thence North 00°00'00" East 342.26 feet and North 90°00'00" West 662.03 feet to the southwest corner of Lot 3, FAMILY DREAMS SUBDIVISION, in Book 90 of Plats Page 43 of official records, the POINT OF BEGINNING;

Running thence North 02°46'35" West 865.47 feet more or less (N02°33'58"W by record) along the west line of FAMILY DREAMS SUBDIVISION, to the south right of way line of 500 North; thence along said right of way the following three courses: (1) South 88°58'56" West 1,020.77 feet more or less; (2) Northwesterly 906.69 feet along a curve to the right having a radius of 623.70 feet, a central angle of 83°17'32", with a chord length of 828.93 feet and a chord bearing of North 49°22'18" West; (3) North 07°43'32" West 869.80 feet more or less to the north line of the southwest quarter of Section 7, T6N, R2E, SLM; thence South 88°59'56" West 50.05 feet more or less to the west quarter corner of said Section 7; thence North 89°14'41" West 5,324.89 feet more or less along the north line of the south half of section 12, to the west quarter corner of Section 12, T6N, R1E, SLM; thence North 89°25'06" West 41.37 feet more or less along the north line of the southeast quarter of Section 11, T6N, R1E, SLM, to the centerline of the old middle fork of the Ogden River; thence Southwesterly 5,445.82 feet more or less along said centerline, to the north line of Section 14, T6N, R1E, SLM; thence North 89°30'14" West 775.41 feet more or less along the north section line, to the northwest corner of Section 14, T6N, R1E, SLM; thence South 00°25'51" West 785.79 feet more or less along the west section line of said Section 14, to the centerline of the old south fork of the Ogden River; thence Southeasterly 4,324.37 feet more or less along said centerline, to the west line of the east half of the northeast quarter of Section 14, T6N, R1E, SLM; thence South 00°31'28" West 854.31 feet more or less along said west line, to the north line of the southeast quarter of Section 14, T6N, R1E, SLM; thence North 89°34'06" East 1,326.32 feet more or less along said north line, to the west quarter corner of Section 13, T6N, R1E, SLM; thence South 00°25'44" West 1,753.97 feet more or less along the west line of said Section 13, to the north line of parcel tax id number 20-015-0016 as defined on Record of Survey 6703 of the county surveyor's office; thence South 30°11'16" East 2.48 feet more or less (S30°16'42"E by record); thence North 63°12'25" East 5.00 feet more or less (N63°12'50"E by record) to the northwest corner of EDGEWATER BEACH RESORT PHASE 3, in Book 85 of Plats Page 76 of official records; thence along said subdivision boundary the following three courses: (1) North 63°12'25" East 319.26 feet (N63°12'30"E by record); (2) South 79°03'35" East 319.70 feet (S79°03'30"W by record); (3) South 35°45'25" East 101.60 feet (S35°45'20"E by record) more or less, to the west line of parcel tax id number 20-013-0007; thence along said parcel tax id number the following three courses: (1) North 00°20'25" East 238.68 feet more or less (North by record); (2) North 89°18'25" East 650.10 feet more or less (North 88°58' East 651.90 feet by record); (3) South 00°20'25" West 75.95 feet more or less (South 75.40 feet by record), to the northeast corner of LAKESIDE VILLAGE PHASE 10, in Book 62 of Plats Page 31 of official records; thence South 00°32'09" East 225.51 feet more or less (South 00°32'24" East by record), to the northeast corner of LAKESIDE VILLAGE PHASE 11, in Book 62 of Plats Page 97 of official records; thence South 00°32'03" East 146.21 feet more or less (South 00°32'24" East by record), to the northeast corner of LAKESIDE VILLAGE PHASE 12, in Book 64 of Plats Page 52 of official records;

thence South 00°32'15" East 159.27 feet (South 00°32'24" East by record) more or less, to the northeast corner of SKI LAKE VILLAGE PHASE 1, in Book 26 of Plats Page 29 of official records; thence South 00°32'16" East 186.17 feet more or less (South 00°55'27" East by record), to the northeast corner of LAKESIDE VILLAGE PHASE 2, in Book 55 of Plats Page 28 of official records; thence South 00°32'17" East 327.80 feet more or less (South 00°32'24" East by record), to the north right of way line of State Route 39; thence along said right of way the following three courses: (1) South 89°36'36" East 2,697.97 feet more or less, to a non-tangent curve; (2) Southeasterly 1,147.85 feet along a curve to the right having a radius of 3,894.72 feet, a central angle of 16°53'10", with a chord length of 1,143.70 feet and a chord bearing of South 73°29'42" East; (3) South 65°03'07" East 953.88 feet more or less to the to the west line of parcel tax id number 21-031-0015; thence along said parcel the following six courses: (1) North 01°25'00" East 51.50 feet more or less; (2) North 90°00'00" East 120.77 feet more or less; (3) North 31°38'00" East 231.80 feet more or less; (4) North 82°20'00" East 256.00 feet more or less; (5) South 00°00'00" West 417.79 feet more or less (401.00 feet by record); (6) South 85°00'39" East 253.09 feet more or less (South 85°14' East by record), to the northwest corner of parcel tax id number 21-031-0025; thence South 85°00'39" East 501.69 feet more or less (South 85°14' East by record), to the northwest corner of parcel tax id number 21-031-0009; thence along said parcel South 85°00'39" East 402.81 feet (South 85°14' East by record) to a point on the westerly boundary of parcel tax id number 21-030-0021; thence North 5°50'23" East 413.77 feet more or less to the northwest corner of said parcel; thence South 53°43'31" East 178.15 feet along said parcel; thence South 9°28'21" West 783.94 feet more or less to the north right of way line of State Route 39; thence Easterly 1,013.09 feet more or less along a curve to the left having a radius of 1,850.08 feet, a central angle of 31°22'29", with a chord length of 1,000.48 feet and a chord bearing of North 80°30'46" East, to the west line of parcel tax id number 21-030-0007 as defined on Record of Survey 6124 of the county surveyor's office; thence along said parcel and parcel tax id number 21-028-0001, as defined by said survey, the following seven courses: (1) North 53°57'31" West 370.63 feet more or less (North 53°51'48" West by record); (2) North 08°00'43" West 1,024.01 feet more or less (North 07°55'00" West by record); (3) South 89°52'53" West 144.16 feet more or less (South 89°58'36" West by record); (4) North 43°18'57" West 114.75 feet more or less (North 43°13'14" West by record); (5) North 06°42'43" West 115.00 feet more or less (North 06°37'00" West by record); (6) North 69°02'17" East 80.35 feet more or less (North 69°08'00" East by record); (7) North 04°15'15" East 465.55 feet more or less (North 04°20'58" East by record), to the northwest corner of parcel tax id number 21-028-0001 and the existing south line of Huntsville Town; thence westerly, northerly, and easterly 27,308.49 feet more or less, along the existing boundary line of Huntsville Town, to the POINT OF BEGINNING.

Contains 56,887,000 square feet or 1,305.946 acres, more or less.

New Families

If you've never participated in the Children's Business Fair, this is the perfect year to start. Whether your child wants to sell handmade crafts, offer a unique service, or has an innovative business idea, this fair is the place to bring those ideas to life.

Event Details

Date: May 15, 2024

Setup Time: 3:00 PM - 4:00 PM

Stores Open: 4:00 PM - 7:00 PM

Location: Huntsville Park

Address: 7355 E 200 S, Huntsville, UT 84317

Participation: ChildrensBizFair.com

Shoppers, please join us in celebrating the spirit of entrepreneurship and the incredible talent of our valley's youngsters. Feel free to come and go anytime between 4:00 PM and 7:00 PM. Mark your calendars, spread the word, and help make this year's Children's Business Fair a success!

Young Entrepreneurs Gear Up for the 4th Annual Children's Business Fair

Over 100 Booths of Creativity and Innovation Await!

As the warmth of spring heralds the end of the school year, our small town is abuzz with excitement for the return of a much-anticipated event. The 4th Annual Children's Business Fair is just around the corner, inviting kids and families to dive into the world of entrepreneurship in the most fun and engaging way.

Last year, the fair was a bustling hub of over 100 booths, with 150 young entrepreneurs showcasing their creativity, hard work, and business acumen. This year, we expect even more vibrant ideas and enterprising spirits.

What is the Children's Business Fair?

Designed for children aged 6 to 16, the fair is more than just an event; it's a learning experience that introduces the fundamentals of entrepreneurship to young minds.

Participants create a product or service, develop a brand, build a marketing strategy, and then open for customers at our one-day marketplace.

Calling All Community Members

The fair isn't just for the kids participating. Community members are highly encouraged to attend the fair. Come support our young entrepreneurs, and enjoy the unique products and services they've created. Your presence means more than just business; it's a show of support for the dreams and ambitions of our valley's youngest minds.

Exclusive Kidpreneur Classes

To help our young entrepreneurs prepare for the fair, we're excited to offer special Kidpreneur Classes at our local library. These classes, taking place a few weeks before the fair, are designed to guide participants from the initial idea stage to launching a successful product or service. Expert mentors will cover topics such as brainstorming business ideas, basic financial concepts, marketing strategies, and customer service essentials. These sessions are a fantastic opportunity for kids to gain valuable insights and build confidence in their entrepreneurial journey.

Classes Details

Location: Weber County Library - Ogden Valley Branch

Address: 131 South 7400 East, Huntsville, Utah 84317

Dates: April 8th & April 15th, 2024

Instructors: Rachel Smith & Jarrod Morris

Time: 4:00 PM - 5:00 PM

Registration: <https://forms.gle/x9CcC62Ke5VfyEsn6>

Awards and Recognition

In addition to the learning and fun, we're thrilled to announce that this year's fair will feature awards for outstanding young entrepreneurs. Prizes will be given in various categories, such as 'Best Business Idea,' 'Most Creative Product/Service,' and 'Best Customer Service.' These awards aim to recognize the hard work, innovation, and dedication of our participants and encourage them to continue their entrepreneurial pursuits.

HUNTSVILLE TOWN

P.O. BOX 267
HUNTSVILLE, UT 84317
(801) 745-3420

Special Event Application

Activities held on Town streets or Town property are defined as "special events" when they are an athletic, entertainment, or political activity held for profit, nonprofit, or charitable purposes with the anticipated number of participants plus spectators exceeding 150, or any event/gathering requiring alteration of Town traffic/closing of a Town street.

This application will be reviewed by the Town Council. The Council will make a determination on granting the request based on the impact of the event on traffic, security, welfare, convenience, health and safety of the public, and the plans of the applicant to mitigate these concerns. No permit will be granted with evidence of insurance listing the Town as an additional insured. If a permit is granted, the Town makes no guarantees and assumes no liability for the safety of participants or spectators of special events. The event may also require coordination with any of the applicable agencies: Weber-Morgan Health Department, Weber County Sheriff Department, local Fire District, other Weber County recreational services that may be impacted.

Fees for Special Events are based on the number of people attending and participating in the event.
150-300 people: \$1000 for park rental with a \$250 refundable cleaning fee
301-500 people: \$2000 for park rental with a \$500 refundable cleaning fee
501 and above: \$3500 for park rental with a \$750 refundable cleaning fee

YOUR INFORMATION:

Name of Applicant: Conrad + Jamie Hilton Group/Function: Valley Childrens Business Fair
Address: [REDACTED] City: [REDACTED] Zip Code: 84310
Home/Cell Phone: [REDACTED] Email Address: [REDACTED]

EVENT INFORMATION:

Name of Event: Valley Childrens Business Fair
Event Description: an entrepreneurial childrens fair
Is your event public or private? public
Event Date: May 15, 2024 Event Times: Set up 2 event 4-7pm
Time of operation: 2-8pm
(Include start of set-up through the end of take down)
Estimated number of people participating: 2 @ 400
(500+ requires mass gathering permit through Weber County)

Facilities Required by Huntsville Town: _____

Please answer the following questions. If your answer is "yes" to some of the questions, you will need to provide additional information as indicated:

1. Have you applied previously to hold this event in Huntsville Town? NO
If "yes," please complete Special Event Application Section A only. If "no," please complete the rest of this page.
2. Is your event a multiple day event? NO
If yes, please complete Special Event Application Section B
3. Will there be a cost for admission and/or vendor sales? NO
If yes, please complete Special Event Application Section C
4. Are you filming on public property? NO
If yes, please complete Special Event Application Section D
5. Will this event require Huntsville Town Services? NO
If yes, please attach list of those services (ie, Police, Sanitation, power, water, etc.)
6. Will this event use, cross or close any public roads, sidewalks or trails? NO
If yes, please attach a map with a proposed barricade plan. If State or County roads are involved, please attach proof of proper permitting, or provide details.
7. Does the event include a run, walk, race, or parade route? NO
If yes, please attach a map with the proposed route
8. Will food be served at this event?
If yes, please contact Weber-Morgan Health Department
9. Will you be bringing in, setting up or staking any special equipment?
If yes, please attach a description of the special equipment Speaker + microphone
10. Do you anticipate any parking problems? NO
If yes, please attach a parking plan

If you answered "yes" to question 2 (multi-day event), question 3 (charging admission and/or vendor sales) and/or question 4 (filming on public property), you must provide a certificate of insurance with your application.

I agree that I and the organizers of this event will abide by all laws, rules and policies applicable to this event and will follow any instructions of the Huntsville Town Staff and Weber County Sheriff. I also acknowledge that completion and submission of this form or any other related forms does not guarantee final approval of my event. I have also read the attached policies and procedures that are applicable to my event.

SIGNATURE Jalen

DATE: March 10, 2014

Re: Summer Concert Series at Huntsville Park

TC Minutes 3-21-24

Attachment #4

Seth Herway <seth.herway@gmail.com>

Tue 2/27/2024 9:11 PM

To: Richard Sorensen <rsorensen@huntsvilletown.com>

Cc: Shannon Smith <ssmith@huntsvilletown.com>; Clerk <clerk@huntsvilletown.com>; Town Council <tc@huntsvilletown.com>; heidiherway@gmail.com <heidiherway@gmail.com>

 1 attachments (30 KB)

Outlook-30tjzsbh.png;

Mayor Sorenson,

Thank you for getting back to me. I have included my wife Heidi on this email as she is also passionate about this project.

We are interested in having a regularly scheduled concert series- either a Friday or Saturday evening - during the summer. The purpose is simply to help cultivate a sense of community by having a regular summer gathering in a fun and relaxed setting. We imagine starting with once a month concerts and hopefully in a few years working towards a weekly event for 8-10 consecutive summer weeks. This year we would be happy to have the "series" be a part of what you have already organized in August and other 100 year anniversary celebrations.

We envision an environment similar to other towns that have summer concert series: families bring picnics and spread out with blankets, concerts are family friendly with bands playing mostly cover songs that everyone can enjoy. Essentially we just want to capture that community summer magic we all enjoyed on the Symphony evening and replicate it a few more times over the summer.

We weren't planning to fundraise with these events other than to raise funds so the Concert in the Park series can be self-sustaining. I imagine the majority of funds would go towards being able to bring in quality performers that people are interested in seeing. We are obviously starting without any funds so we appreciate any support Huntsville Town can provide until we are able to generate our own funds. Fundraising would eventually be with food trucks, donations solicitation and whatever else we can come up with.

We of course would ensure that the venue is clean afterwards. And we can work with whatever time constraints we need to. There does seem to be some magic about having it continue until about sunset so we had imagined 7:30-9p.

We would love to discuss any further considerations and how this might help augment 100 year anniversary celebrations if you have any time to do so. Thanks! Seth and Heidi Herway

On Tue, Feb 27, 2024, 9:31 AM Richard Sorensen <rsorensen@huntsvilletown.com> wrote:
Seth,

Thanks for reaching out. We would definitely consider a concert in the park series. It has yet to be announced, but we are hosting a popular tribute band concert in August. It will also be a fundraiser for the construction of our new community center.

We are also celebrating our 100 year anniversary of being incorporated this year, so events could possibly coordinate with our celebration.

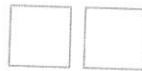
We would love to get more details. Two big concerns would be that the music must stop by a reasonable time, and the park would need to be restored to a clean and original condition.

Best Regards,



Richard L. Sorensen
Mayor
The Town of Huntsville

- mayor@HuntsvilleTown.com
- 801-745-3420
- 801-791-7004
- PO Box 267 Huntsville, Utah 84317
7381 E 200 S Huntsville, Utah 84317
- HuntsvilleTown.com




The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

On Feb 26, 2024, at 3:37 PM, Shannon Smith <ssmith@huntsvilletown.com> wrote:

Hello Seth,

Huntsville loved what the Utah Symphony brought to our Town and surrounding community. I am including Mayor Sorenson here on this email to bring him in on the conversation. You would need to present your ideas before the Town Council for approval. But I can see this being a favorable event for the community.

Thank You,
Shannon Smith
 Outlook-30tjzsbh.png
huntsvilletown.com

From: Seth Herway <seth.herway@gmail.com>
Sent: Monday, February 26, 2024 4:25 PM
To: Clerk <clerk@huntsvilletown.com>
Subject: Summer Concert Series at Huntsville Park

To whom it may concern,

After enjoying the Utah Symphony event last summer at Huntsville Park and seeing how it brought the community together, a group of valley residents gathered to discuss putting together a more regular cree concert series for the enjoyment of Valley residents and to further promote a sense of community.

We see the rules for pavilion rental include "no live music" unless approved by the city council. We would like to inquire how to get live music series approved. We are currently interested in one Friday or Saturday night each month in June, July, August and September. Because we are interested in presenting this as a free concert without profit, we would also like to ask the city if they would be willing to provide use of the stage without charge for the 4 planned concert nights.

Thank you for any information you can provide. Regards, Seth Herway, Eden UT



HUNTSVILLE TOWN CULINARY WATER FEES, WATER PLANT STATUS

March 21, 2024

Recent Excitement With Our Water Distribution System

- Welcome spring: a major leak erupted on March 11
 - The plant flow meter indicated 1000 gpm flow!
 - Fortunately, Gary was available to take the calls and immediately isolated the leak
 - Thom Summers had a team there that morning
- There has been a definite trend over the past few years as we undergo the seasonal thermal changes
 - Expansion-contraction and ground movement
- Learn from experience: the assessment from recent repairs indicates that we need to be very vigilant in inspecting any connection made in the future



Title 10 - Culinary Water

- Current Title 10.3 - Connections
 - 10.3.B - "Huntsville Town will then install the water meter and water meter box and lid. Huntsville Town will also make the connection and install the necessary line from the water meter to the water system main line. Such installation will also include inspection, backfilling, and repair to streets disturbed during construction."
 - 10.4.D. - "It shall be unlawful for any person to make any connection with the Huntsville Town Culinary Water System, unless said person is an authorized contractor or working for Huntsville Town."

Water Plant Status

What We've Accomplished With ARPA Funds

- Installed automatic backup power generator
 - \$30,000
- New influent and effluent flow meters
 - \$7,700
- Cleaned out backwash ponds
 - \$4,500
- Chlorine injection system upgrades
 - \$8,000
- New chlorine leak detection/alarm
 - \$3,500
- Replacement pumps, pressure transducers
 - \$5,300
- Upcoming upgrade of chlorine monitoring
 - \$8,000

From: Dennis McFarland ~~801-745-5550~~
~~801-588-1000~~
 Huntsville, Utah 84317

To: Huntsville Town / water

3/15/24

Subject: new water connection for 4 acres next to my place
 Parcel #21-037-0007

When I built in 1972 you needed 5 acres, now it is 3 acres. The city water main ran through the south end of my place & also Dad's 460 acres. He had a connection for that & gave to me. Homer Brunker helped me get hooked up & running. I ran it about 1700' to the house. Before that the main needed a chlorinating shed built and Dad signed over a 10x10' lot for it - used until new line and plant went in.

The new line runs down the north side of 1800 So. now. The city ran my new line across the road and to my back pasture where we hooked it up to existing line to the house.

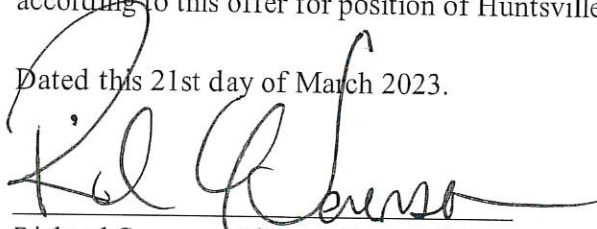
I have 5 1/2 acres west of me that I want to "subdivide" - take 1 1/2 & put with my 5 to make 2 lots (3 acres each) and leave for my kids, then sell the west 4 acres which a water connection for it would be very beneficial rather than drilling a well in this "Rock" over here!! If you decide to give me a connection - how about an "old folks discount" ? !!

Thank you,
 Sincerely,
 Dennis McFarland

Nomination and offer of Appointment

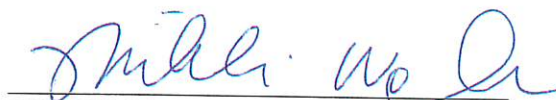
In accordance with *Utah Code Annotated* §10-3-916, 1953 as amended, Mayor Sorensen and the Huntsville Town Council hereby nominate Melissa Knowles for appointment according to this offer for position of Huntsville Town Treasurer.

Dated this 21st day of March 2023.


 Richard Sorensen, Mayor, Huntsville Town



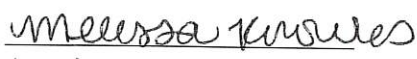
Attest:


 Nikki Wolthuis, Clerk, Huntsville Town

Acceptance

I, Melissa Knowles, accept this nomination and any appointment for the same as indicated above.

Dated this 21st day of March, 2024.


 Appointee

Advice and Consent for Appointment

The Huntsville Town Council, hereby certify that the appointment of Melissa Knowles was duly approved with the advice and consent of the Town Council at its regular meeting on this 21st day of March, 2024.

| VOTES | AYE | NAY | ABSTAIN | EXCUSED |
|------------------------|-----|-----|---------|---------|
| Mayor Richard Sorensen | X | | | |
| TCM Lewis Johnson | X | | | |
| TCM Bruce Ahlstrom | X | | | |
| TCM Sandy Hunter | X | | | |
| TCM Artie Powell | X | | | |

HUNTSVILLE TOWN
RESOLUTION 2024-02-01

SOLID WASTE FLOW CONTROL

A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ENTERING AN
INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND
HUNTSVILLE TOWN RELATING TO THE DELIVERY OF MUNICIPAL
SOLID WASTE TO THE WEBER COUNTY TRANSFER STATION

WHEREAS, Huntsville Town (hereafter "Town") is a duly incorporated municipality under the laws of Utah;

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, the Town desires to enter the attached Interlocal Agreement (hereafter "Agreement") with Weber County as forth in Exhibit "A" incorporated herein by this reference;

WHEREAS, the Town and Weber County hereby finds mutual benefit under this Agreement benefitting public safety;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Huntsville Town, Utah, that the Agreement set forth in the attached "A" is incorporated herein by this reference and is approved and adopted. The Town Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the Town.

PASSED AND ADOPTED by the Town Council this 21 day of March, 2024.


Mayor

ATTEST:

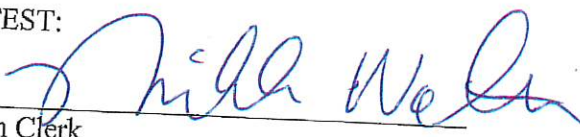

Town Clerk



EXHIBIT "A"

Interlocal Agreement

INTERLOCAL COOPERATION AGREEMENT

by and among

HUNTSVILLE TOWN

and

WEBER COUNTY

Relating to the delivery of municipal solid waste to the Weber County Transfer Station

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT between Huntsville Town, which is a municipality and political subdivision of the State of Utah (“Town”), and WEBER COUNTY, a political subdivision of the State of Utah (“County”).

RECITALS

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, found in Utah Code Title 11, Chapter 13, public agencies are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the Solid Waste Management Act, found in Utah Code Title 19, Chapter 6, Part 5, specifically authorizes public entities to supervise and regulate the collection, transportation, and disposition of solid waste generated within their jurisdiction, and to require municipal residential waste generated within their jurisdiction to be disposed of at a solid waste management facility owned or operated by a public entity; and

WHEREAS, the County owns and operates a transfer station (“Transfer Station”) where solid waste is collected, processed, and then shipped to appropriate disposal sites; and

WHEREAS, the County has invested a significant amount of money in facilities and equipment to provide solid waste disposal services to county residents; and

WHEREAS, as a public benefit, the County accepts waste transported to the Transfer Station by individual county residents; and

WHEREAS, the County also provides or participates in various additional expanded services, including household hazardous waste collection, green waste recycling and

compost/wood product sales, electronics recycling, tire recycling, chlorofluorocarbon (Freon) recovery, and community education; and

WHEREAS, the services provided by the County constitute a direct benefit to the public good by providing an appropriate disposal facility for waste, thereby reducing the unlawful or inappropriate disposal of waste materials and allowing for some of them to be re-used; and

WHEREAS, the long-term committed delivery of municipal residential curb-side collected waste to the Transfer Station is critical to the funding and amortizing of the Transfer Station and its operational expenses, including expanded services; to the ability of the County to provide solid waste services to the general public in an efficient, cost-effective manner; and to the County's ability to obtain better long-term agreements for the transportation and disposal of the waste, thereby providing a lower long-term cost to the residents of the Town and other parts of Weber County;

NOW, THEREFORE, the Parties mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. Purpose.

This Agreement has been established and entered into for the purpose of facilitating the efficient operation of solid waste services provided by the Parties.

Section 2. Effective Date; Duration.

- a. This Agreement shall become effective upon the completion of all of the following actions:
 - i. The Agreement is reviewed as to proper form and compliance with applicable law by the attorney for each Party;

- ii. The Agreement is approved and signed by each Party; and
- iii. The Agreement is filed with the keeper of records of each Party.
- b. The initial term of this Agreement shall be from the effective date through December 31, 2024.
- c. The Agreement shall automatically renew for additional terms of two years each, unless terminated earlier as provided in this Agreement, for a maximum of 12 years. Either Party shall have the option to terminate this Agreement at any time, by providing written notice of termination to the other Party at least six months before the date the termination will take effect.
- d. This Agreement may also be terminated at any time by mutual written agreement of the Parties.

Section 3. Waste Disposal.

In accordance with the purpose stated above, the Parties agree to the following:

- a. The Town agrees to deliver, or cause to be delivered, exclusively to the County's Transfer Station, all of the household waste placed in curb-side containers by the Town's residents and picked up by the Town or by the company that the Town contracts with to collect and dispose of curb-side residential waste. The County agrees to accept such waste, subject to the fee schedules, rules, regulations, and procedures adopted by the County. Other types of waste that are not household waste collected by the Town or under a contract with the Town, such as curb-side recycling and commercial waste, may be brought to the Transfer Station but are not governed by this agreement.

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and (Huntsville Town)

- b. The County agrees to own and operate the Transfer Station throughout the term of this Agreement.
- c. The Town shall elect one of the following billing and payment options:
 - i. The County will bill the Town for the tipping fees for curb-side waste generated by the City's residents, and the City agrees to pay each bill within 30 days of receipt.
 - ii. Or, the County will directly charge the haulers of curb-side waste generated by the Town's residents. The Town shall ensure that the haulers timely pay all appropriate fees.

Section 4. Additional Provisions Required by the Interlocal Cooperation Act.

- a. This Agreement and the actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each Party to this Agreement shall pay for its own obligations arising under this Agreement.
- b. Each Party shall maintain separate ownership and control over its own real and personal property. Therefore, there will be no need for joint disposal of property upon the termination of the Agreement.
- c. Since this Agreement does not establish an interlocal entity, the Parties agree that the County's Community Development Director, or the Community Development Director's successor or designee, shall act as the administrator responsible for the administration of this Agreement.

- d. Since this Agreement relates to the use of the County's Transfer Station, voting shall be weighted in favor of the County, with the County's vote outweighing the Town's vote on any vote required by this Agreement.
- e. A copy of this Agreement shall be placed on file in the office of the official keeper of records of each Party.

Section 5. Indemnification.

Each of the Parties is a political subdivision of the State of Utah and claims the privileges, protections, and immunities of the Governmental Immunity Act of Utah. Each of the Parties agrees to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the indemnifying Party's negligent or intentional errors or omissions in connection with this Agreement.

Section 6. Publication of Notice of Agreement.

Immediately after execution of this Agreement by both Parties, each Party shall cause notice of this Agreement to be published pursuant to Utah Code Section 11-13-219.

Section 7. Notices and Contacts.

Any notice required or permitted to be given under this Agreement shall be deemed sufficient if given by a written communication and shall be deemed to have been received upon personal delivery, actual receipt, or three days after such notice is deposited in the United States Mail, postage prepaid, and certified, and addressed to the Parties as set forth below:

For the County:

Community Development Director
Weber County
2380 Washington Blvd., Ste. 250
Ogden, UT 84401

For the Town:

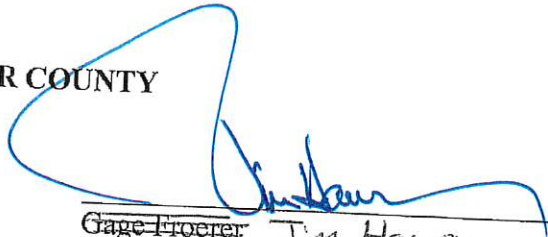
Section 8. Miscellaneous Provisions.

- a. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining to this subject.
- b. Waiver. No failure by any Party to insist upon the strict performance of any provision of this Agreement or to exercise any right or remedy based upon a breach thereof shall constitute a waiver of any such breach or of a breach of any other provision.
- c. Rights and Remedies. Any party in breach of this Agreement shall be liable for all damages arising out of such breach, to the fullest extent permitted by applicable law.
- d. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, then the remaining provisions of the Agreement shall remain in full force and effect, unless the invalidation of the provision materially alters the Agreement by interfering with the purpose of the Agreement or by resulting in non-compliance with applicable law. If the invalidation of the provision materially alters the Agreement, then the Parties shall negotiate in good faith to modify the Agreement to match, as closely as possible, the original intent of the Parties. To the extent

Interlocal Agreement—Municipal Solid Waste Disposal
Weber County and (Huntsville Town)

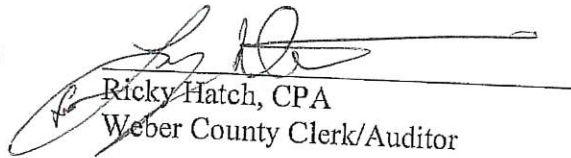
WEBER COUNTY

By:


~~Gage Froerer~~ Jim Harvey
County Commission Chair

DATED: 4/09/2024

Attest:


Ricky Hatch, CPA
Weber County Clerk/Auditor

DATED: 4/09/2024

Approved:


Courtlan P. Erickson
Deputy County Attorney

RESOLUTION NO. 25-2024

**RESOLUTION APPROVING AN INTERLOCAL AGREEMENT
BETWEEN WEBER COUNTY AND HUNTSVILLE TOWN FOR DELIVERY OF
RESIDENTIAL SOLID WASTE TO THE COUNTY TRANSFER STATION**

WHEREAS, the Utah Interlocal Cooperation Act, found in Title 11, Chapter 13 of the Utah Code, permits governmental entities to enter into agreements with one another for the purpose of jointly and cooperatively exercising their powers to benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Weber County and Huntsville Town have negotiated an Interlocal Cooperation Agreement for the purpose of providing solid waste services to the public in an efficient, cost-effective manner;

NOW THEREFORE, the Board of County Commissioners of Weber County hereby resolves to enter into the proposed interlocal agreement with Huntsville Town for the purposes authorized in the agreement, and the interlocal agreement is hereby approved.

The agreement will take effect on the date specified in the agreement. The Chair of the Board of County Commissioners of Weber County is authorized and directed to execute the agreement for and on behalf of Weber County.


DATED this 9th day of April, 2024.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By 
James H. "Jim" Harvey, Chair

Commissioner Bolos voted Aye
Commissioner Froerer voted Aye
Commissioner Harvey voted Aye

ATTEST:


Ricky Hatch, CPA
Weber County Clerk/Auditor

HUNTSVILLE TOWN
RESOLUTION 2024-02-12

INTERLOCAL AGREEMENT FOR FEE COLLECTION

A RESOLUTION OF HUNTSVILLE TOWN, UTAH, ENTERING AN
INTERLOCAL AGREEMENT BETWEEN WEBER COUNTY AND
HUNTSVILLE TOWN RELATING TO RECREATIONAL FEE COLLECTIONS

WHEREAS, Huntsville Town (hereafter "Town") is a duly incorporated municipality under the laws of Utah;

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 3, Utah Code Annotated, 1953 as amended, permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, provides that governing bodies of governmental units adopt resolutions approving an interlocal agreement before such agreements may become effective;

WHEREAS, the Town desires to enter the attached Interlocal Agreement (hereafter "Agreement") with Weber County as forth in Exhibit "A" incorporated herein by this reference;

WHEREAS, the Town and Weber County hereby finds mutual benefit under this Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Huntsville Town, Utah, that the Agreement set forth in the attached "A" is incorporated herein by this reference and is approved and adopted. The Town Council hereby authorizes and directs the Mayor to execute the Agreement and any documents relating thereto for and on behalf of the Town.

PASSED AND ADOPTED by the Town Council this 7 day of March, 2024.


Mayor

ATTEST:


Town Clerk





NOTICE OF ACTION

TO: Huntsville Town Council
FROM: Huntsville Town Planning Commission
DATE: February 5, 2024
RE: Ordinance 2023.12.14, Amending Title 15.10-3 Zone

The Huntsville Town Planning Commission held a public hearing on December 14th, 2023, to review and discuss Ordinance 2023.12.14, Amending Title 15.10-3 Zone and changes to table 15-1. The Planning Commission made its recommendation for approval to the Town Council on January 25th, 2024, with the changes as show in the document attached.

A handwritten signature in black ink, appearing to read "Shannon", is written over a horizontal dashed line.

Shannon, Clerk

**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.

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

1a - should already be on website

(A-3, A-5, or A-20)

E. Front, Side and Rear Yard and Height Regulations

- 1) The minimum depth of the front yard for the dwelling and for private garages shall be thirty (30) feet from the property line.
- 2) 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.
- 3) The minimum side yard for any dwelling, private garage^{or} accessory building, 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.
- 4) Where the rear of a lot abuts the side of an adjoining lot, the minimum setback for any building on the rear of the former lot shall be ten (10) feet from the property line.
- 5) 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, that abuts an alley shall be one (1) foot measured from the alley boundary.
- 6) For setbacks where the boundary is a natural stream or river corridor see the Huntsville Town Sensitive Lands Title 15.15.
- 7) No building shall be erected to a height greater than two and one-half (2-1/2) stories or thirty-five (35) feet.
- 8) No dwelling shall be erected to a height of less than one (1) story above ground.
- 9) No building which is accessory to a single-family dwelling shall be erected to a height greater than thirty-five (35) feet.
- 10) 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.
3. No building or structure shall be constructed nor land subdivided within the boundaries of any public reservoir as determined by the public agency having jurisdiction nor within the boundaries of any natural waterway or watercourse as determined by the Huntsville Town Engineer. 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.
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

No accessory structure or building, or portion thereof, shall be used as a dwelling unit except on a short term basis, no more than 15 days, and only by friends or family members of the owner, ~~except~~ while the owner is on the property. 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. ~~to~~
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. 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~~ lot when an alley is the only reason for not being able to provide one hundred thirty (130) feet.
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.

an accessory use, only under the following conditions.

1. The location of the family swimming pool ^{of} ~~accessory machinery~~ ^{no corner}, 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.

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)

(15.6.2.G) G. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented or used as a dwelling unit. *Add wording*

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, 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, 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:

| <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.I |
| Recreation Equipment Rentals | N | C | C | N | C | C | C | N | |
| Recreation, public | N | C | C | N | C | P | C | N | |
| Recycling facilities | N | N | N | N | N | N | N | N | |
| Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances | C | C | C | C | C | C | N | N | |
| Repair services, Motorized | N | N | C | C | C | C | N | N | |
| Repair, services, Non-motorized | C | C | C | C | C | N | N | N | |
| Residential treatment facility | N | N | N | N | N | N | N | N | |
| Retail Sales (See Chart Below) | | | | | | | | | See Below |
| Schools | N | C | C | N | N | N | N | N | |
| Skating Rink, Indoor | N | C | C | N | C | N | N | N | |
| Stockyards | N | N | N | N | N | N | N | N | |
| Storage, Indoor, Commercial | C | C | N | N | N | N | N | N | *See Applicable Conditional Uses Defined (Attached to this document) |
| Storage, RV, boat or vehicle, Private | P | N | C | P | C | C | N | P | |
| Storage, RV, boat or vehicle, Commercial | N | N | N | N | C | N | N | N | |
| Temporary Structures | C | C | C | C | C | C | N | N | |
| Timeshares | N | N | N | N | N | N | N | N | |
| Trailhead Parking | C | C | C | C | C | C | C | N | |
| Trails | C | C | C | P | C | P | P | C | |
| Transportation/Shuttle Services | N | C | C | N | C | C | N | N | |
| 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

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

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

Any use not listed is not permitted

| <u>Use – Retail Sales</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> <u>A-5</u> <u>A-20</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|-------------------------------------|------------|------------|------------|---|------------|----------|----------|-----------|---|
| Agricultural sales and service | N | N | C | C | C | N | N | N | |
| Antique Shop | N | C | C | C | C | N | N | N | |
| Art Supply Store | N | C | C | N | C | N | N | N | |
| Auto Parts Store | N | N | C | N | N | N | N | N | |
| Automotive Sales | N | N | N | N | N | N | N | N | |
| Bakery | N | C | C | N | C | N | N | N | |
| Barber or beauty shop | C | C | C | C | C | N | N | N | |
| Big box retail | N | N | N | N | N | N | N | N | |
| Bookstore | N | C | C | N | C | N | N | N | |
| Bowling Alley | N | N | C | N | N | N | N | N | |
| Camera Shop | N | C | C | N | C | N | N | N | |
| Clothing/Boutique Shop | N | C | C | C | N | N | N | N | |
| Convenience Store | N | C | C | N | C | N | N | N | * |
| Department or discount store | N | N | N | N | N | N | N | N | |
| Florist Shop | C | C | C | C | C | C | N | N | |
| Food Truck | C | C | C | C | C | C | N | N | |
| Furniture/appliance store | N | N | N | N | N | N | N | N | |
| Garden Shop, Plant Sales, Nursery | N | C | C | C | N | N | N | N | |
| Grocery Store | N | C | C | N | C | N | N | N | |
| Hardware Store | N | C | C | N | C | N | N | N | |
| Kiosk | N | C | C | C | C | N | N | N | |
| Laundromat, Laundry | N | C* | C | N | C | N | N | N | *3 or less washers and 3 or less dryers |
| Locksmith or Key Shop | C | C | C | C | C | N | N | N | |
| Medical/Dental/Optical Clinic | N | C | C | N | C | N | N | N | |
| Mobile Home Sales | N | N | N | N | N | N | N | N | |
| Mortuary | N | N | N | N | N | N | N | N | |
| Music Store | N | C | C | N | N | N | N | N | |
| Optical Shop | N | C | C | N | N | N | N | N | |
| Pawnshop | N | N | N | N | N | N | N | N | |
| Pet Shop | N | C | C | N | N | N | N | N | |
| Pet Services and Grooming | C | C | C | C | C | C | N | N | |
| Pharmacy | N | C | C | N | C | N | N | N | |
| Print Shop | N | C | C | N | N | N | N | N | |
| Recreation Vehicle and Boat Sales | N | N | N | N | N | N | N | N | |
| Recreation Vehicle and Boat Rentals | N | N | C | N | N | 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

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

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

Any use not listed is not permitted

| <u>Use – Retail Sales</u> | <u>R-1</u> | <u>C-1</u> | <u>C-2</u> | <u>A-3</u> <u>A-5</u> <u>A-20</u> | <u>CR1</u> | <u>S</u> | <u>O</u> | <u>RC</u> | <u>Additional Reference</u> |
|---------------------------------------|------------|------------|------------|---|------------|----------|----------|-----------|-----------------------------|
| Though | | | | | | | | | |
| Restaurant, Deli or Take-out | N | C | C | N | C | N | N | N | |
| Restaurant, Full Service | N | C | C | N | C | N | N | N | |
| Restaurant w/Alcohol Service | N | C | C | N | N | N | N | N | 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

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

Any use not listed is not permitted

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

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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

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

Any use not listed is not permitted

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, March 7, 2024, 6:00 p.m.
Huntsville Town Maintenance Building, 165 South 7500 East, Huntsville

| 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 | Excused |
| Nikki Wolthuis | Clerk | Present |

Citizens: Madison Aviles, LAA, Mike Wixom, Mike Toyar, Chris ~~Sauer~~, Commander American Legion.
Zoom: Mayor Sorensen

1-TCM Sandy Hunter (Acting as Pro Temp Mayor) called the meeting to order.
There is a full quorum present.

2-Pledge of Allegiance led by Chris ~~Sauer~~ Sauer

3-Opening Ceremony given by TCM Artie Powell

4-Public Comments: None

5-Sheriff's Report Lt. Cowley was not present.

6- LAA Presentation (Attachment #1)

Madison Aviles, an LAA (Local Administrative Advisor) for WFRC made a presentation to explain what her position is and how she can help Huntsville Town. The ULCT lobbied the legislature to create a position to help small cities and towns ^{that} who don't have a large administrative staff. She exists to help these communities write policies, facilitate discussions, and many other administrative tasks. She worked for a small town for several years and has a lot of experience in all aspects of city government administration. Her services as an LAA are free.

7. Discussion and/or action on American Legion's Summer Event with ABATE of Utah

Chris Sauer, Commander of the American Legion Post 129 in Huntsville explained that their event with ABATE of Utah this summer will be much like last year with music and camping. They are making it more family oriented and will be more careful about how it is advertised. TCM Hunter attended the event last year and gave a favorable review. No special event permit will be necessary.

10. Discussion and/or action on approval of Resolution 2024-02-12 Collection of Recreational Fees (Attachment #4)

The TC discussed and had questions about the agreement. The agreement states that a report should be written within 90 days of receiving the money stating what the Town does with the funds. The money is used for roads. The TC discussed the \$4.00 fee per car and how much the Town receives from that. They wondered about the county's role in collecting the fee. Mayor Sorensen felt good about the agreement especially since they are collecting one more dollar per car this year. Commissioner Froerer helped get that increase. **TCM Powell motioned to approve Resolution 2024-02-01 Collection of Recreational Fees. Mayor Sorensen seconded the motion. Roll Call Vote. Motion passed 5-0.**

| 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 approval of Ordinance 2023-12-14 Amending Title 15 A-3 Zone (Attachment #5)

TCM Hunter explained that the document is missing one page and will need to be discussed later when the document is shared in its entirety.

The TC discussed a few of the items in the ordinance including how many families occupy a home in a year. They wondered the purpose of that statement. TCM Hunter explained that when it was written it was an effort to avoid fractional ownership or short-term rentals. TCM Powell expressed concern about 15.10.6. He wondered why the Town allows kitchens and bedrooms in accessory dwelling units if they don't allow people to stay there? He said there are many such ADUs in Huntsville Town. Some are two homes attached by a breezeway and others are detached garages or outbuildings. TCM Powell feels like there's an inconsistency in the rules. TCM Hunter read the wording she made that says, "No accessory or structure or building or portion thereof shall be rented as a dwelling unit including in-kind consideration. No accessory or 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 the property." That wording is no longer in the ordinance, and she doesn't remember what happened in the planning commission meeting to eliminate it. TCM Powell stated that the wording is good but doesn't go far enough for him and feels like the inconsistency needs to be worked out. The TC discussed why the ADUs should not be allowed, which included a strain on septic systems, too many homes on properties, and turning into a place like Ketchum, Idaho. **TCM Hunter motioned to table Ordinance 2023-12-14 Amending Title 15 A-3 zone. TCM Ahlstrom seconded the motion. All Votes Ayes. Motion passed.**

12. Discussion and/or action on approval of minutes for Town Council Meeting February 7, 2024 (Attachment #6)

An error was found in listing Kevin Anderson, former TCM, as present and voting. Nikki, Town Clerk, noted the mistake and made a correction. **TCM Ahlstrom motioned to approve minutes for Town Council Meeting February 7, 2024 with the corrections. TCM Hunter seconded the motion. All Votes Ayes. Motion passed.**

13. Discussion and/or action on approval of minutes for Town Council Work Session February 7, 2024 (Attachment #7)

TCM Hunter had a minor punctuation correction. **TCM Ahlstrom motioned to approve the minutes for Town Council Work Session February 7, 2024. TCM Powell seconded the motion. All Votes Ayes. Motion passed.**

14. Discussion and/or action on approval of minutes for Town Council Meeting February 13, 2024 (Attachment #8)

TCM Powell stated that there was an error in his vote on the fireworks. He wasn't at the meeting yet and couldn't vote. The changes were noted by the clerk.

TCM Ahlstrom motioned to approve the minutes for Town Council Meeting February 13, 2024 with the change in TCM Powell's vote from aye" to "excused." TCM Powell seconded the motion.

15. Discussion and/or action on the Huntsville Town Spring Cleanup Date.

TCM Powell thought the date should be in May because of the weather but didn't want to go too late in the season. He suggested the 11th or the 18th. Since the Ogden Marathon is on the 18th, the TC thought the 11th would be best.

TCM Powell motioned to have Huntsville's spring cleanup on May 11th. TCM Hunter seconded the motion. All votes Aye. Motion passed. TCM Powell stated that the boweries and picnic tables at the park needed to be cleaned.

Department Updates

Mayor Sorensen secured the Bread tribute band, Toast, to do a concert at Huntsville Park this August. It's a fundraising event. Mayor Sorensen, Kevin Anderson, and Representative Jason Kyle met with the legislature before the end of the session to seek funds for the new Town Hall, and they were awarded \$250,000.

TCM Ahlstrom discussed the earthquake preparedness class coming up next week at the library on March 14th.

TCM Hunter talked about fees that are paid for filing a complaint. She wondered if the fees could be paid once and not again if there were multiple complaints about one issue. The TC will need to decide that in an upcoming meeting.

When attending a Pineview Stakeholders meeting TCM Hunter learned that the round-about on first street and HWY 39 will be constructed at the end of the summer. They will be making more wakeless areas in the reservoir. The Forest Service will be constructing a temporary bridge by the Jefferson Hunts campground this spring and then a more permanent bridge later.

Beckki Endicott is back in the office and will be helping Nikki with special projects like updating the code and the policies and procedures manual.

There is a software program for coding that Beckki has discovered. It's affordable and they may use it in the near future.

TCM Powell motioned to approve the February bills.

There was a question on a \$60,000 payment to Zions bank. TCM Hunter texted the Treasurer Kay Larrison to find out what it was. **TCM Powell withdrew his motion.**

TCM Powell motioned to adjourn the meeting. No objections. Adjourned by consent.

TCM Hunter ^{received} received a text from Kay Larrison stating that the \$60,000 to Zion's Bank was a payment made on the water plant loan.

TCM Powell motioned to reopen the meeting and approve the February bills. TCM Ahlstrom seconded the motion. All votes ayes, Motion passed.

Meeting adjourned by consent at 8:15 p.m.

Nikki Wolthuis, Town Clerk