

WORK SESSION – Thursday, July 20, 2023

Minutes of the Huntsville Town Council work session held at the Ogden Valley Library, 131 South 7400 East, 4 p.m.

The work session was scheduled to discuss the Hyde's Development Agreement for Phase II of the Compass Rose Hotel .

Attending: TC Members Sandy Hunter, Bruce Ahlstrom, Artie Powell, Mayor Sorensen, Nikki Wolthuis – Clerk, Dakota Hyde, Jeff Hyde, and Mishael Ochu

Mayor Sorensen called the meeting to order. Before he turned the time over to the Hydes he gave Mishael Ochu time to explain his business that he was seeking a license for. It was to be voted on in the Town Council Meeting being held later in the evening.

Mishael explained that he has a business called Nokware LLC Not Medical Advice. He is located in the old Detours house south of I.D.K BBQ. Nokware already exists as a software development company. He sells shaved ice made from flower petals, and also sells soaps, and bread. The bread he will sell is made by Camelot bakery. He is working on health department permits but has been operating since July 4th selling Shaved Ice and soaps.

Mayor Sorensen turned the time over to the Hydes to make their presentation. Dakota Hyde began by reviewing the reason for the work session. He referenced the Development Agreement from 2014 (**See Attachment #1**) that stated the Hydes had 8 years to complete the development which would end on March 22, 2024. They had asked for a 12-month extension in a previous meeting (**See Attachment #2**) but now are asking for a 24-month extension. They are optimistic that they can complete it within the new time period.

Dakota presented the updated architectural drawings for the project (**See Attachment #6**) on the big screen and explained the features. It will be a 3-story building facing west and will be set just north of the existing Compass Rose Hotel. The ground level will have an open area with a spa, retail space, and an ADA approved condo.

The condos operate like hotel rooms, but they are owned by individuals. The owners cannot stay more than 30 days at one time. The hotel rents out the rooms. They are not meant to be stayed in for more than two weeks. TCM Sandy Hunter wondered if it's in the legal paperwork that the owners can't stay more than 30 days.

Mayor Sorensen asked the Hydes what would happen in the future if they decided to sell out and leave. Could the hotel become an assisted living facility like the hotel in Eden became? The Hydes said they don't plan to leave and there are no elevators in the building to accommodate that change. Sandy looked up what Huntsville allows and they do allow assisted living in their commercial zones.

The TC asked the Hydes what would be in their retail space. Some ideas include a bakery or art or some other food establishment.

The TC spoke in favor of the 24-month extension and commented about the high quality of their projects.

TCM Powell had some questions about the lot subdivision that was created after the Development Agreement in 2016. He also wondered if the size of the footprints of the buildings were within the correct percentages that is allowed on that land. The Hydes assured him that they are.

Next Dakota showed the Council a timeline of the project. **(Attachment #5)** As soon as the subdivision plat is recorded with the county they can begin the presale of the condos. Over a dozen people have already expressed interest in buying one. They estimated a completion date of April 2025.

TCM Powell wanted new language added to the Development Agreement **(Attachment #4)** to ensure that both lots were subject to the same terms as the one lot was in the original agreement.

The Hydes welcomed the adjustment to the language in the Development Agreement and Nikki was asked to make the changes before the next Town Council Meeting. The next meeting for approval of the amended DA would be in August.

The conversation turned to the other lots in the park subdivision. Liquor licensing in that location was discussed, a boundary line adjustment of the pickleball lot was mentioned as well as a consolidation of lots.

The Hydes explained that water from the pickleball courts drains into their parking lot rather than off to the northwest corner of the block where it should go. Another issue they see is the parking for the courts doesn't meet regulations. When pulling out of a stall one goes off the pavement onto the road base.

TCM Powell asked when the New Town Hall construction would begin. Mayor Sorensen hoped it could start in early fall. He said he had a meeting earlier in the day to discuss the feasibility of using the CDBG funds for the project.

Before the meeting ended Dakota and Jeff showed us amazing long exposure pictures taken from their telescope using EAA just outside their building. Huntsville Town has even darker skies than at Stansbury Park observatory. They would like to use this technology at their observatory in the future.

Meeting paused at 5:15

Meeting resumed at 5:40

The Town Council used this additional time before the Town Council Meeting to discuss Town business.

The meeting began by talking about the Ogden Valley Parks. TCM Powell went on a tour of parks along the Wasatch Front and explained how great the facilities were in Salt Lake. He mentioned a rec center in Bountiful was built on only ten acres.

On busy weekends visitors might be using Huntsville Park more than Town residents. TCM Hunter began discussing how to capitalize on these visits with more businesses close by, possibly on the town lots across from the library. They could build a building and do triple leasing. TCM Ahlstrom wondered about government involvement in commercial business enterprises.

The Council discussed the possibility of a restaurant on the lot across from the library but admitted the ability of restaurants to survive in town was low. They would love to see what is happening at the log cabins in Eden in Huntsville Town; a central gathering area surrounded by food vendors and music. It could be temporary like a food truck court.

TCM Powell talked about the possibility of the Tree Committee becoming the Park Committee. Some new playground equipment is needed as well as a bigger bowery. The 100th anniversary committee needs to be formed soon as well as a committee for the Fourth of July.

The town fireworks technician is ready to retire, and they need to find a new one. A person would need an FFL license and an explosive ordinance to put on a fireworks show. In Liberty they hire someone to do their shows and the TC wondered if they should also do that in the future. TCM Powell will do some research in the next several weeks and report back.

The discussion turned to items on the TC Meeting agenda. The water connection application by Tom Freeman was discussed. TCM Hunter wondered why both of his parcels were listed on the application and suggested they don't accept the application with both. The issue of water rights vs. source capacity for that lot was also discussed.

TCM Hunter motioned to adjourn the Work Session. TCM Powell seconded the motion. All votes Aye. Motion passed.

Meeting adjourned at 6:17 P.M.



Nikki Wolthuis, Huntsville Town Clerk

**AMENDED/REVISED DEVELOPMENT AGREEMENT
FOR THE
HUNTSVILLE TOWN PARK SUBDIVISION LOT 3**

This Development Agreement ("DA") is entered into this 22nd day of March 2016, between Huntsville Town (the "Town") and Bonnie & Hyde Inc., ("Developer") a Utah Corporation. Developer and the Town are sometimes referred to in this DA as a "Party" or collectively as the "Parties".

RECITALS

- A. The Parties entered into the "Development Agreement for the Huntsville Town Park Subdivision Lot 3" on March 22, 2016 ("Original Development Agreement"). Subsequent to the Parties entering into that Development Agreement, the citizens of Huntsville Town submitted a petition to overturn the Town Council's vote to rezone the property to allow residential and commercial uses. Developer has elected to forego the option to rezone the property to allow a mixed-use development and is now willing to purchase the property with the understanding that the property will retain its current commercial zoning. This Amended Development Agreement (DA) supersedes and replaces the Original Development Agreement in its entirety.
- B. Huntsville Town is the owner of Lot 3 of the Huntsville Town Park Subdivision, parcel identification No. 24-120-0003, totaling approximately 0.992 acres. A copy of the plat map showing Lot 3 is attached as Exhibit A (the "Lot"). Because of the central and strategic location of the Lot, the development of the Lot will have a permanent and significant impact upon the citizens of Huntsville Town.
- C. Developer has previously developed commercial property in Huntsville and has established a track record of creating visually appealing commercial development that provides jobs for the citizens of Huntsville Town along with providing the citizens with desirable commercial amenities. Developer has proposed a plan ("Development Plan") consistent with a village-style development containing several small commercial structures that compliment Huntsville Town's downtown and continues and expands the design and theme of Developer's previous commercial village at the Huntsville Square. The Development Plan also enhances the economic base through diversity of retail shops (the "Project").
- D. The terms of this DA, upon approval and execution of the Huntsville Town Council and Mayor of Huntsville Town will govern the development and future uses of the Lot.

NOW, THEREFORE, in consideration of the terms and conditions of this DA, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Huntsville Town and Developer agree to the following:

1. Recitals. The foregoing Recitals are hereby made a part hereof and are incorporated herein by reference.
2. Purpose. The purpose of this DA is to set forth the duties and obligations of both Parties.
3. Developer Representations.
 - a. Developer is a Utah limited liability company in good standing with the State of Utah and covenants to remain in good standing with the State of Utah as long as it is the owner of the Lot.
 - b. Developer has the financial resources to purchase Lot 3 and to complete their Development Plan in a timely manner. The financial resources of Developer are neither speculative nor contingent upon the happening of any event other than securing an agreement from Huntsville Town to purchase the Lot.
 - c. Unless otherwise designated in writing by Developer, the sole representative of Developer to represent, speak for and bind Developer in all matters pertaining to this DA shall be Jeff P. Hyde.
 - d. Developer, in developing the Lot pursuant to this DA, covenants to comply with the terms of this DA and all Huntsville Town zoning ordinances.
 - e. Developer agrees to diligently and continuously pursue development of the Lot and to do so in a commercially reasonable manner.
 - f. Developer represents that Developer has the experience and knowledge necessary to fulfill Developer's obligations herein.
 - g. Developer affirmatively covenants to comply with all laws, rules and regulations whether federal, state or local, applicable to each and every aspect of Developer's obligations contained in this DA.
 - h. Developer represents that no real estate broker or agent or other person is entitled to claim a commission or other compensation as a result of Developer's execution and delivery of this DA. Developer hereby agrees to indemnify, defend, and hold Huntsville Town harmless with respect to this representation and warranty.
 - i. Developer shall operate as a single purpose entity for the development of the Lot. Unless otherwise approved in writing in advance by Huntsville Town, Developer shall not acquire any real or personal property other than real property or personal property directly related to the development, operation and maintenance of the Lot. Further, developer shall not operate any business other than the development, management and operation of the Lot.
 - j. The responsibilities and commitments of the Developer and Huntsville Town, as detailed in this DA when executed, shall constitute a covenant and restriction that shall be recorded in the

Office of the Weber County Recorder and shall run with the land and be binding upon Huntsville Town and the Developer, his assigns and /or his successors in interest in the development of the Lot.

4. Right of First Refusal. Prior to the "Completion" of the project, Developer will not sell the Lot to any other party without first offering, in writing, to sell the Lot to the Town for the same price Developer paid to the Town, plus a five percent annual rate of return. If Developer has made improvements to the Lot, the amount Town will be required to pay to Developer will also include the actual costs of the improvements made to the Lot. Town will have 30 days to accept or reject Developer's offer and will then have 60 additional days to close the purchase of the Lot. "Completion" of the project as used in this Paragraph shall mean any time prior to the date of the issuance of the final "Occupancy Permit" by the Town's Building Official under the applicable building code. Upon issuance of the final Occupancy Permit this right of first refusal shall terminate.
5. Lot Sold "As Is". Developer has completed its due diligence and agrees to accept the Lot "as-is" without any representation or warranty from the Town as to the condition of the Lot.
6. Development of Lot Subject to Approval of Septic Design and Wastewater Management by Weber County. The right of Developer to construct any portion of the Project described in this DA is contingent upon approval by Weber-Morgan Health Department of a septic system that is fully capable of safely disposing of all sewage and wastewater generated by the businesses proposed to be built upon the Lot. In the event the size of the drain field is inadequate for the size of the proposed uses on the Lot, Developer will reduce the number of commercial units to bring the development into compliance with State of Utah administrative Rule R317-4, Onsite Wastewater Systems and Weber County regulations regarding septic systems.
7. Maximum Size of Footprint of all Commercial Buildings. The maximum square footage of the footprint of all buildings constructed on the Lot shall not exceed thirty percent (30%) of the total square footage of the Lot. The remaining seventy percent (70%) of the Lot shall be landscaped and shall remain as open space.
8. Maximum Number of Commercial Units. The maximum number of commercial units that may be constructed on the Lot shall not exceed sixteen. The total square footage of the footprint of all commercial units combined may not exceed 12,960 square feet. The commercial buildings may be constructed to include two levels and that could increase the total amount of allowable commercial space to 25,920 square feet.
9. Time Limitation to Complete Project. Developer agrees to complete construction of entire Project within 8 years from the date of execution of this DA.
10. Time Limitation to Complete Landscaping of Project. Developer agrees to complete substantially all landscaping of the Project within 3 years from the date of execution of this DA.

11. Storm Drainage. Developer agrees to obtain all applicable storm water permits as required by the Utah Department of Environmental Quality as administered by the Utah Division of Water Quality. This applies to both construction permits and Municipal Separate Storm Sewer Systems (MS4) permits. If a permit is obtained for offsite discharge the maximum allowable discharge rate allowed by Huntsville Town is 0.2 cubic feet per second (cfs).
12. Relationship of Parties/No Third Party Rights. Nothing contained in this DA shall be construed as creating a joint venture, partnership or association between Huntsville Town and Developer. Both parties are separate and independent entities acting on their own behalf. This DA does not create any rights or obligations of any persons or parties other than the Developer and Town.
13. Non-Liability of Town Officials and Employees. No officer, representative, agent, or employee of the Town shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach of this DA. Huntsville Town is a governmental entity under the "Utah Governmental Immunity Act." Consistent with the terms of that Act, it is mutually agreed that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials or employees. Huntsville Town specifically does not waive any defenses or limits of liability available under the Governmental Immunity Act.
14. Default and Remedies. In the event of default by either party to this DA in any of the terms, provisions, covenants, or agreements to be performed by said party under this DA and said defaulting party fails to cure such default within sixty (60) days after written demand by the other party, then the party providing said notice of default shall thereafter have no further obligations to the defaulting party. In the event of default, the Parties shall have the rights and remedies available at law and in equity including, but not limited to injunctive relief, specific performance and termination, but not including damages or attorney's fees.
15. Notices, Demands and Communications Between the Parties. Formal notices, demands and communications between Huntsville Town and Developer shall be deemed sufficiently given only if delivered via registered or certified mail, postage prepaid, return receipt requested, or if delivered by a recognized national courier service (i.e. UPS, Federal Express, etc.) to the following addresses:

IF TO HUNTSVILLE TOWN:
Huntsville Town,
PO Box 267, Huntsville, UT 84317
Attention: Gail Ahlstrom

IF TO DEVELOPER:
Bonnie & Hyde Inc.
A Utah Corporation
Attention: Jeff P. Hyde, Managing Member
[REDACTED]
Eden, Utah, 84310

16. Counterparts. This DA may be executed in one or more duplicate originals, each of which shall be deemed to be an original.
17. Waiver and Amendments. Any waiver of any provision of this DA or any amendment hereto must be in writing and signed by the appropriate authorities of Huntsville Town and of Developer.
18. Entire Agreement and Severability. This DA, together with the exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter and supersedes all prior negotiations, representations, promises, inducements or previous agreements between the Parties with respect to the subject matter of this DA. In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this agreement and shall in no way affect any other covenant, condition or provision herein contained.
19. No Presumption. This DA shall be interpreted and construed only by the contents hereof and there shall be no presumption or standard of construction in favor of or against either Huntsville Town or Developer. Each party represents and warrants to the other party that it has been represented by, and has had the opportunity to consult with, legal counsel in connection with the review, negotiation and execution of this agreement.
20. Recording. Either party may record this DA in the Office of the Weber County Recorder any time after execution.
21. Governing Law. This DA shall be governed, construed and enforced in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereto have executed and approved this Agreement on the date set forth opposite their respective signatures below.

HUNTSVILLE TOWN

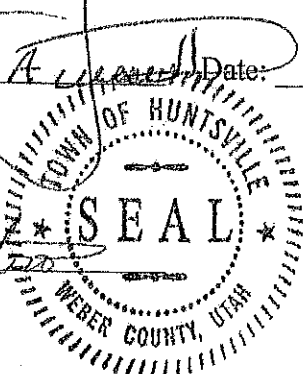
By _____
James Truett,
Its: Mayor

Date: _____

MARCH 29TH 2016

Attest: _____

Gail Alstrom, Town Clerk



Beckki Endicott

From: Beckki Endicott
Sent: Thursday, May 25, 2023 9:46 AM
To: Dakota Hyde; Shannon Smith
Cc: Jeff Hyde; Richard Sorensen
Subject: RE: Subdivision Preliminary Plan Approval Extension Request

Good Morning Dakota,

I received your request to be put on the June 1st agenda for a 12-month extension of your final subdivision plat submission. I have added you to that agenda. The meeting will be held at the Ogden Valley Library, 131 South 7400 East in the auditorium at 6:30 p.m.

Please be aware that the Town Council Members will have a copy of the minutes from November 18, 2021, where North Arrow Condominium Subdivision received conditional preliminary approval for the expansion. The conditions stated the approval was "subject to final acceptance of septic system design and updated flows by WMHD, final submitted drawings showing items stated in the preliminary review dated 11-10-21, staff agency and affected entity comments and compliance with code requirements." I will also make the Town Council Members aware that you requested this extension for final subdivision approval on Monday, May 22, 2023, after speaking to Shannon and I at the Town Hall Office. As you are aware, the time period for submitting for final plat is 18 months according to our Huntsville Town Code 15.25.1.7 which states:

- A. Time Limitation. Approval of the Subdivision Preliminary Plan by the Huntsville Town Council shall be valid for eighteen (18) months from the date of approval. Extensions of time may be granted by the Huntsville Town Council for a period of not longer than twelve (12) months upon submittal of a request for extension of time, and showing of good cause prior to the expiration of the initial approval.

The date of approval for the subdivision was November 18, 2021. The request for an extension was May 22, 2023 and is after the deadline according to Huntsville Town Code 15.25.1.7.A.

I have communicated with Jared Anderson regarding the submission of any documents for the North Arrow Final Plat. The last correspondence he received from you was in August of 2022. He has received the documents regarding the septic from Summer Day and the Weber Morgan Health Department with final approval pending a review of the final plans. That letter will also be included in the Town Council packets.

In addition, the Town Council packet for this meeting will include a copy of the original development agreement for the Compass Rose Lots. In section 9 of the Development agreement, it states "Time Limitation to Complete Project – Developer agrees to complete construction of entire Project within 8 years from the date of execution of this DA." To maintain your vested rights in your agreement you will need to complete the project prior to March 29, 2024. If this is not possible, the agreement will need to be amended or revised. As you are aware, according to our Acceptable Use Table, Huntsville Town no longer allows for additional hotels, motels, or condominiums.

These are items the Town Council will need to address during the Town Council Meeting.

I am adding Shannon to this email as I will not be in attendance at the meeting on June 1st. Please forward all communications regarding this matter to her at clerk@huntsvilletown.com.

Sincerely,

Beckki Endicott

From: Dakota Hyde <dakota@bonnieandhyde.com>
Sent: Monday, May 22, 2023 3:11 PM
To: Beckki Endicott <bendicott@huntsvilletown.com>; Shannon Smith <:ssmith@huntsvilletown.com>
Cc: Jeff Hyde <jeff@bonnieandhyde.com>; Richard Sorensen <rsorensen@huntsvilletown.com>
Subject: Subdivision Preliminary Plan Approval Extension Request

Hello Beckki,

Hope you are well. Per our discussion today, we would like to seek a 12 month extension for our subdivision preliminary approval from November 2021 for the North Arrow Development. It has taken significant time to acquire the requisite approvals from Weber-Morgan Health Department and Weber Fire Department in order to move forward with submission of documents for final approval

Let us know if there is anything else we need to do.

We appreciate your consideration in advance.

Thank you,
Dakota and Jeff Hyde

—
Dakota Hyde





HUNTSVILLE TOWN
REGULAR PUBLIC MEETING OF THE HUNTSVILLE TOWN COUNCIL
November 18, 2021 on Zoom with an anchor location at Town Hall.

The Huntsville Town Council will hold its Regular Council Meeting on Zoom and at Town Hall, 7309 East and 200 South at 7:00 p.m.

The meeting will be Live Streamed via our YouTube Channel. Both YouTube and Zoom links can be found at www.huntsvilletown.com.

P.O. Box 267
Huntsville, UT 84317
Phone 801.745.3420
Fax 801.745.1792
Web HuntsvilleTown.com

Mayor
James A. Truett

Town Council
Blake Bingham
Max Ferre'
Wendy McKay
Richard Sorensen

Town Clerk/Recorder
Becki Endicott

Treasurer
Karrison

Attorney
Bill Morris

AGENDA:

1. Call to Order – Mayor Truett
2. Pledge of Allegiance – by invitation
3. Opening Ceremony – by invitation
4. Public Comments: Residents will be allotted three (3) minutes.
5. Sheriff's Report –

ACTION ITEMS:

6. Discussion and/or action on approval of the minutes for TC Meeting, November 4, 2021.
7. Discussion and/or action on approval of the minutes for the 2021 Municipal Canvass, November 16, 2021.
8. Discussion and/or action on Ordinance 2021-11-18: Municipal Transient Room Tax
9. Discussion and/or action on Preliminary Plat Approval, subdivision for CW Lands.
10. Discussion and/or action on Preliminary Plat Approval for North Arrow condominiums, Jeff Hyde.
11. Discussion on Re-Zone Petition from Phil & Merilee Clawson. Seeking to Re-Zone from R-1 to C-1.
12. Discussion and/or action on approval of parcel consolidation for parcel #240230029, #240230018, #240110008, #240110049, John Falls.

COUNCIL MEMBER UPDATES/PRESENTATIONS:

Mayor Truett:

1. Discussion on the gate closure at Cemetery Point.

CLOSING ITEMS:

1. Citizen Comments.
2. Approval of the Bills, October 2021.
3. Adjournment of Meeting.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal clerk recorder of Huntsville Town, hereby certify that foregoing agenda was duly published, or posted at

- 1) Town Hall
- 2) Huntsville Post Office
- 3) www.huntsvilletown.com
- 4) www.pmn.utah.gov

Becki Endicott
Town Clerk/Recorder

DATE: 11-17-2021

In compliance with the Americans with Disabilities Act, persons needing assistance with attendance to these meetings should call Becki Endicott@745-3420, giving at least a 48-hour advance notice. This agenda is subject to change up to 24 hours prior to meeting date. For last minute changes to agenda check town website, www.huntsvilletown.com. Huntsville Town is an equal opportunity provider.

Huntsville Town Subdivision Application

Applicant Name: JEFF P. HYDE
Applicant Mailing Address: [REDACTED] 24310
Email: jeff@bonnieandhyde.com Phone: [REDACTED]
Brief Description of Proposed Subdivision: Subdivision of part of Lot 3 Huntsville Town
Park Subdivision which includes Compass Rose Lodge (Building A) and phase
II (Building B) which will include multiple subdivided parcel units.

Applicant Signature: [Signature] Date: 10-27-21

Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision:

24-120-0003, 24-014-0018, etc.

Parcel Number(s): All of Lot 3 Huntsville Town Park Subdivision Parcel No: part 24-014-0019
Parcel(s) Owner Name: Ski Town Venture LLC
Parcel(s) Owner Mailing Address: [REDACTED]
Email: jeff@bonnieandhyde.com Phone: [REDACTED]
Parcel Owner Signature: [Signature] Date: 10-27-21
Title (Authorized Agent): [Signature] President owner Jeff P. Hyde

The undersigned authorize this application for subdivision:

Parcel Number(s): _____
Parcel(s) Owner Name: _____
Parcel(s) Owner Mailing Address: _____
Email: _____ Phone: _____
Parcel Owner Signature: _____ Date: _____
Title (Authorized Agent): _____

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 10/27/2021 Fees Paid: 925.00

Becki Endicott, Town Clerk

[Signature]

Huntsville Town Planning Commission - Subdivision Preliminary Plan

Recommended for Approval

Recommended for Conditional Approval

Recommended for Rejection

Deferred

Chair Signature: *Doug M. Allen*

Date: 11-17-2021

Notes/Conditions: Subject to conditions listed in Sunrise engineering reports from Janet Anderson dated 11/10/2021 and 5 conditions. ALSO 11/16/21 and those 2 conditions.

Huntsville Town Council - Subdivision Preliminary Plan

Approved

Conditional Approval

Rejected

Deferred

Mayor Signature: *Becki Endicott*

Date: 12-2-21

Notes/Conditions: Subject to final acceptance of septic system design and updated flows by WMTTS, final submitted drawings showing items stated in the preliminary review dated 11-10-21, staff agency and affected entities comments and compliance with code requirements.

ATTEST: *Becki Endicott*

Becki Endicott, Town Recorder

Date: 12-2-21

Huntsville Town Planning Commission - Final Plat

Recommended for Approval

Recommended for Conditional Approval

Recommended for Rejection

Deferred

Chair Signature: _____

Date: _____

Notes/Conditions: _____

Huntsville Town Council - Final Plat

Approved

Conditional Approval

Rejected

Deferred

Mayor Signature: _____

Date: _____

Notes/Conditions: _____

ATTEST:

Becki Endicott, Town Recorder

Date: _____

Huntsville Town Engineer -- Final Plat & Final Improvement Plan

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

Town Engineer Signature: _____ Date: _____

Notes/Conditions: _____

Submission Requirements & Process:

- Completed & Signed Application Form
- Payment of Application Fee to Huntsville Town
- Subdivision Preliminary Plan** requirements (see Titles 15.25.1 for all requirements):
 - o Submit eight (8) copies of the Subdivision Preliminary Plan that includes the following:
 - Drawn to a scale no smaller than 100 feet to an inch.
 - The proposed named of the subdivision.
 - Sufficient information to accurately locate the proposed subdivision, including section corner ties.
 - The name(s) and address(es) of the subdivider, the licensed engineer (if required), and licensed land surveyor.
 - Land ownership of adjacent parcels to the proposed subdivision.
 - The boundary lines of the existing parcel(s) with bearings and distances.
 - The location of existing streets, water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the parcels being subdivided.
 - Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the parcel and immediately adjacent thereto.
 - North-pointing arrow, scale, and date of drawing creation.
 - o A written Statement of Feasibility from the Weber County Health Department or Utah Division of Water Quality which states recommendations regarding sanitary sewage disposal.
 - o The Subdivision Application and Subdivision Preliminary Plan must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
 - o Approval the Subdivision Preliminary Plan by the Huntsville Town Council is valid for eighteen (18) months from the date of approval.
- Final Plat** requirements (see Titles 15.25.1.8 for all requirements):
 - o Submit four (4) copies of the Final Plat that includes all requirements outlined in Title 15.25.1.8.
 - o A Letter of Certification by the subdivider's registered Land Surveyor, indicating that all lots meet the requirements of the Huntsville Town Land Use regulations.
 - o The Final Plat must be recorded within eighteen (18) months from the date of approval of the Subdivision Preliminary Plan by the Town Council otherwise the subdivision application is considered void. A Subdivision Application that is considered void will require a new application with the accompanying appropriate fees.
- Final Improvement Plan** requirements (see Titles 15.25.1.9 for all requirements):
 - o Submit a complete set of Final Improvement Plans to the Huntsville Town Engineer stamped by a Utah Licensed Professional Engineer that includes all requirements outlined in Title 15.25.1.9.
 - o Provide copies of utility contracts with applicable companies such as electric, gas, and telephone services.

NORTH ARROW CONDOMINIUMS

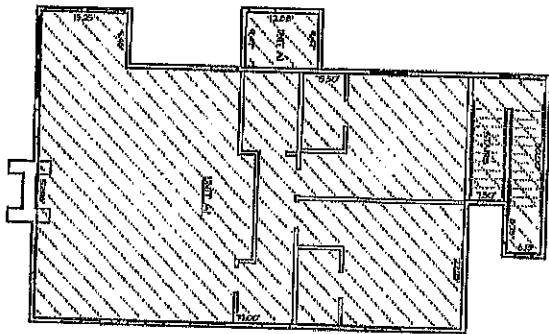
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH

LEGEND

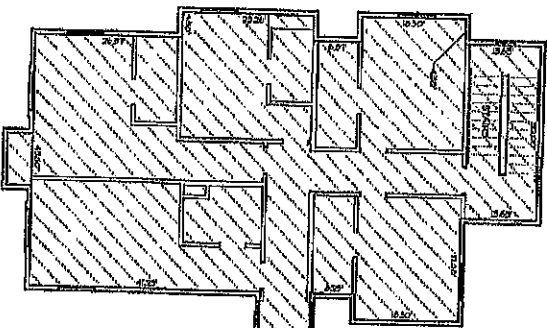
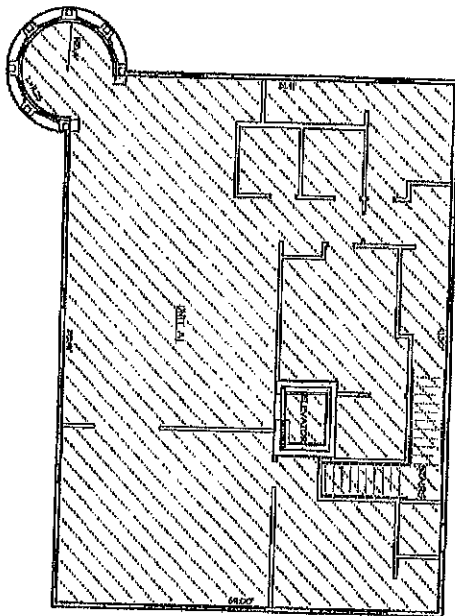
CONDOMINIUM UNIT	4.5' x 11.0' x 11.0'
UNIT COMMON ELEMENTS	COMMON ELEMENTS

UNIT AREA TABLE

FIRST FLOOR	UNIT A1	1022 SQ. FT.
SECOND FLOOR	UNIT A1	1024 SQ. FT.
TOTAL	UNIT A1	2046 SQ. FT.



BUILDING "A" MAIN FLOOR PLAN



BUILDING "A" SECOND FLOOR PLAN

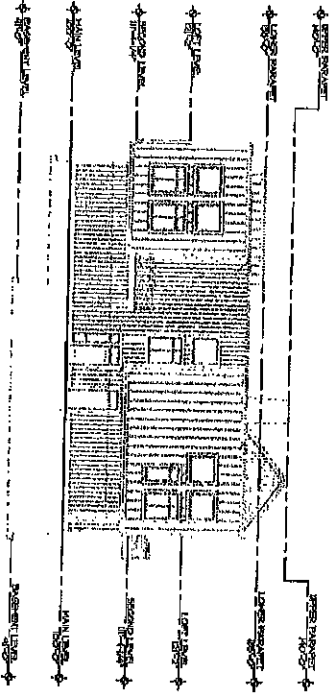


SILVERPEAK
ENGINEERING
177 E. ANTELOPE DR. STE B
LAYTON, UT 84044
PHONE (801) 499-5054
FAX (801) 499-5055

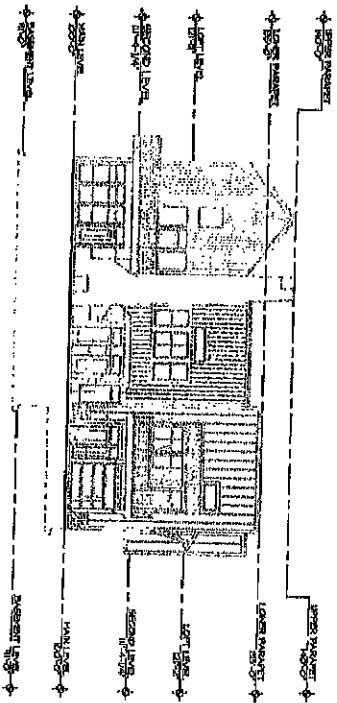
SHEET 2 OF 2
WEBER COUNTY RECORDS
FILE NO. _____
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BY _____
DATE _____
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NORTH ARROW CONDOMINIUMS

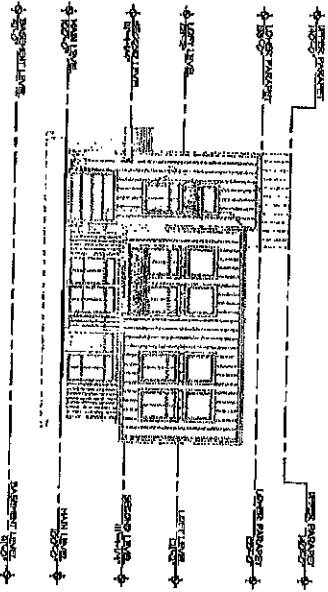
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH



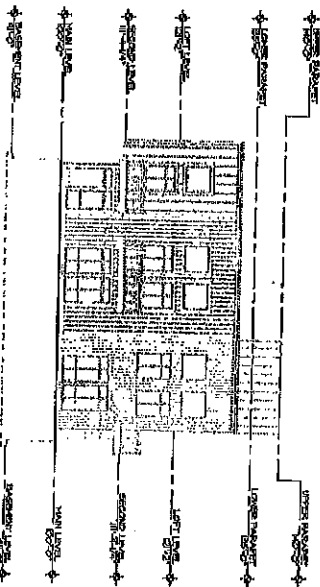
BUILDING "7B" EAST ELEVATION



BUILDING "7B" WEST ELEVATION



BUILDING "7B" SOUTH ELEVATION



BUILDING "7B" NORTH ELEVATION

SILVERPEAK

ARCHITECTS

177 E. ANTELOPE DR. STE. B
 LANTON, UT 84041
 PHONE: (801) 499-4024
 FAX: (801) 499-5045



PROJECT: 2002 Huntsville Town Park Subdivision, Salt Lake Base and Meridian, U.S. Survey, Huntsville City, Weber County, Utah. SHEET NO. 14-02-001A (1/1)

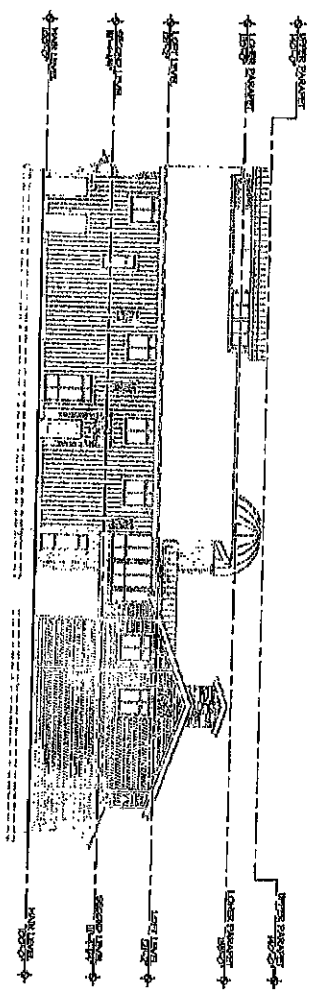
SHEET 2 OF 5

WEBER COUNTY RECORDERS

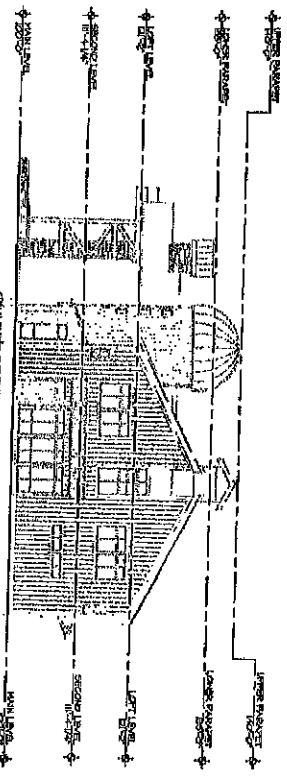
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 RECORDING OFFICE _____
 BY _____
 TITLE _____

NORTH ARROW CONDOMINIUMS

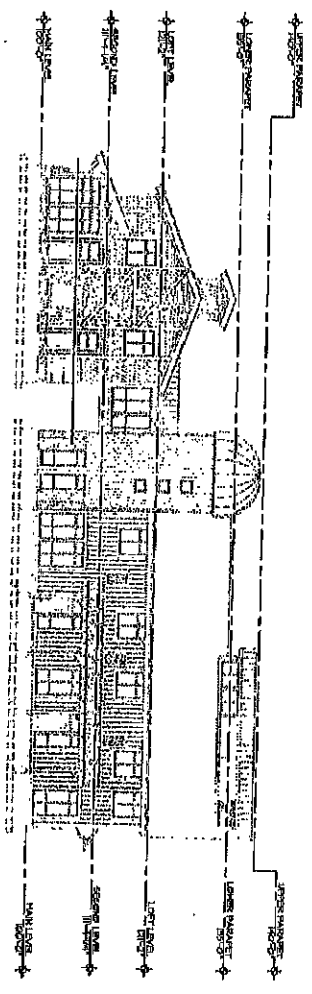
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH



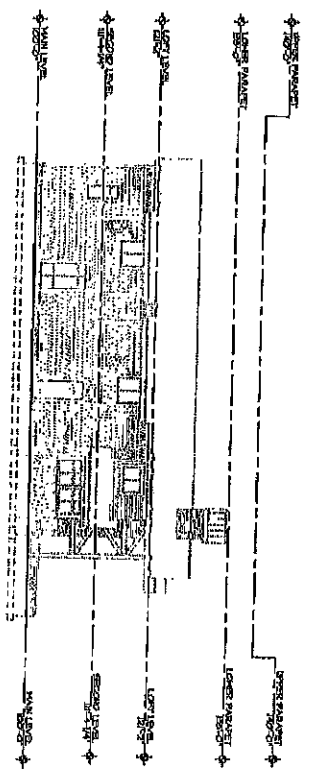
BUILDING #4 EAST ELEVATION



BUILDING #4 WEST ELEVATION



BUILDING #4 SOUTH ELEVATION



BUILDING #4 NORTH ELEVATION

SILVERPEAK
 ENGINEERING
 177 EAST OPE DR. STE. B
 LANTON, UT 84041
 PHONE: (801) 499-4054
 FAX: (801) 499-5055

2025 Release under the President John F. Kennedy Library Act, 2025 Release under the President John F. Kennedy Library Act, 2025 Release under the President John F. Kennedy Library Act

SHEET 3 OF 5	
WEBER COUNTY RECORDS	
BOOK NO.	123456789
PAGE NO.	101112
RECORDED	NOV 15 2024
BY	CLERK
INDEXED	NOV 15 2024
FILED	NOV 15 2024
SALT LAKE COUNTY RECORDS	
BOOK NO.	987654321
PAGE NO.	202122
RECORDED	NOV 15 2024
BY	CLERK
INDEXED	NOV 15 2024
FILED	NOV 15 2024

NORTH ARROW CONDOMINIUMS

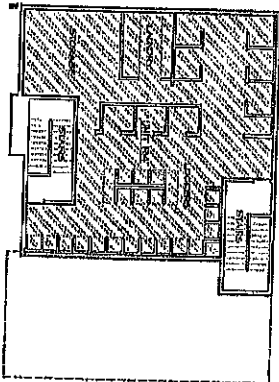
A PART OF LOT 3, HUNTSVILLE TOWN PARK SUBDIVISION,
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, HUNTSVILLE CITY, WEBER COUNTY, UTAH

LEGEND

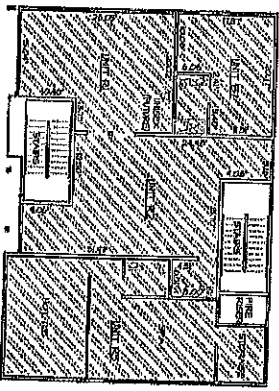
CONDOMINIUM UNITS BY AREA
 1. UNITS 1-10
 2. UNITS 11-20
 3. UNITS 21-30
 4. UNITS 31-40
 5. UNITS 41-50
 6. UNITS 51-60
 7. UNITS 61-70
 8. UNITS 71-80
 9. UNITS 81-90
 10. UNITS 91-100

UNIT AREA TABULATION

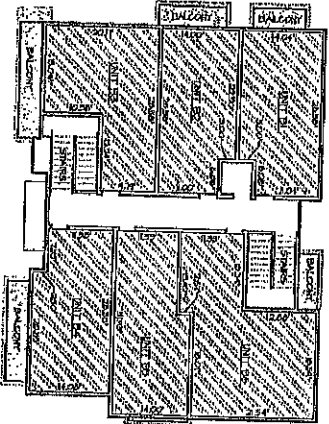
FLOOR	UNIT NO.	AREA (SQ. FT.)
BASEMENT FLOOR	UNIT 101	200
	UNIT 102	200
	UNIT 103	200
	UNIT 104	200
	UNIT 105	200
	UNIT 106	200
	UNIT 107	200
	UNIT 108	200
	UNIT 109	200
	UNIT 110	200
FIRST FLOOR	UNIT 201	200
	UNIT 202	200
	UNIT 203	200
	UNIT 204	200
	UNIT 205	200
	UNIT 206	200
	UNIT 207	200
	UNIT 208	200
	UNIT 209	200
	UNIT 210	200
SECOND FLOOR	UNIT 301	200
	UNIT 302	200
	UNIT 303	200
	UNIT 304	200
	UNIT 305	200
	UNIT 306	200
	UNIT 307	200
	UNIT 308	200
	UNIT 309	200
	UNIT 310	200
THIRD FLOOR	UNIT 401	200
	UNIT 402	200
	UNIT 403	200
	UNIT 404	200
	UNIT 405	200
	UNIT 406	200
	UNIT 407	200
	UNIT 408	200
	UNIT 409	200
	UNIT 410	200
FOURTH FLOOR	UNIT 501	200
	UNIT 502	200
	UNIT 503	200
	UNIT 504	200
	UNIT 505	200
	UNIT 506	200
	UNIT 507	200
	UNIT 508	200
	UNIT 509	200
	UNIT 510	200
FIFTH FLOOR	UNIT 601	200
	UNIT 602	200
	UNIT 603	200
	UNIT 604	200
	UNIT 605	200
	UNIT 606	200
	UNIT 607	200
	UNIT 608	200
	UNIT 609	200
	UNIT 610	200
SIXTH FLOOR	UNIT 701	200
	UNIT 702	200
	UNIT 703	200
	UNIT 704	200
	UNIT 705	200
	UNIT 706	200
	UNIT 707	200
	UNIT 708	200
	UNIT 709	200
	UNIT 710	200
SEVENTH FLOOR	UNIT 801	200
	UNIT 802	200
	UNIT 803	200
	UNIT 804	200
	UNIT 805	200
	UNIT 806	200
	UNIT 807	200
	UNIT 808	200
	UNIT 809	200
	UNIT 810	200
EIGHTH FLOOR	UNIT 901	200
	UNIT 902	200
	UNIT 903	200
	UNIT 904	200
	UNIT 905	200
	UNIT 906	200
	UNIT 907	200
	UNIT 908	200
	UNIT 909	200
	UNIT 910	200
NINTH FLOOR	UNIT 1001	200
	UNIT 1002	200
	UNIT 1003	200
	UNIT 1004	200
	UNIT 1005	200
	UNIT 1006	200
	UNIT 1007	200
	UNIT 1008	200
	UNIT 1009	200
	UNIT 1010	200
TENTH FLOOR	UNIT 1101	200
	UNIT 1102	200
	UNIT 1103	200
	UNIT 1104	200
	UNIT 1105	200
	UNIT 1106	200
	UNIT 1107	200
	UNIT 1108	200
	UNIT 1109	200
	UNIT 1110	200
ELEVENTH FLOOR	UNIT 1201	200
	UNIT 1202	200
	UNIT 1203	200
	UNIT 1204	200
	UNIT 1205	200
	UNIT 1206	200
	UNIT 1207	200
	UNIT 1208	200
	UNIT 1209	200
	UNIT 1210	200
TWELFTH FLOOR	UNIT 1301	200
	UNIT 1302	200
	UNIT 1303	200
	UNIT 1304	200
	UNIT 1305	200
	UNIT 1306	200
	UNIT 1307	200
	UNIT 1308	200
	UNIT 1309	200
	UNIT 1310	200
THIRTEENTH FLOOR	UNIT 1401	200
	UNIT 1402	200
	UNIT 1403	200
	UNIT 1404	200
	UNIT 1405	200
	UNIT 1406	200
	UNIT 1407	200
	UNIT 1408	200
	UNIT 1409	200
	UNIT 1410	200
FOURTEENTH FLOOR	UNIT 1501	200
	UNIT 1502	200
	UNIT 1503	200
	UNIT 1504	200
	UNIT 1505	200
	UNIT 1506	200
	UNIT 1507	200
	UNIT 1508	200
	UNIT 1509	200
	UNIT 1510	200
FIFTEENTH FLOOR	UNIT 1601	200
	UNIT 1602	200
	UNIT 1603	200
	UNIT 1604	200
	UNIT 1605	200
	UNIT 1606	200
	UNIT 1607	200
	UNIT 1608	200
	UNIT 1609	200
	UNIT 1610	200
SIXTEENTH FLOOR	UNIT 1701	200
	UNIT 1702	200
	UNIT 1703	200
	UNIT 1704	200
	UNIT 1705	200
	UNIT 1706	200
	UNIT 1707	200
	UNIT 1708	200
	UNIT 1709	200
	UNIT 1710	200
SEVENTEENTH FLOOR	UNIT 1801	200
	UNIT 1802	200
	UNIT 1803	200
	UNIT 1804	200
	UNIT 1805	200
	UNIT 1806	200
	UNIT 1807	200
	UNIT 1808	200
	UNIT 1809	200
	UNIT 1810	200
EIGHTEENTH FLOOR	UNIT 1901	200
	UNIT 1902	200
	UNIT 1903	200
	UNIT 1904	200
	UNIT 1905	200
	UNIT 1906	200
	UNIT 1907	200
	UNIT 1908	200
	UNIT 1909	200
	UNIT 1910	200
NINETEENTH FLOOR	UNIT 2001	200
	UNIT 2002	200
	UNIT 2003	200
	UNIT 2004	200
	UNIT 2005	200
	UNIT 2006	200
	UNIT 2007	200
	UNIT 2008	200
	UNIT 2009	200
	UNIT 2010	200
TWENTIETH FLOOR	UNIT 2101	200
	UNIT 2102	200
	UNIT 2103	200
	UNIT 2104	200
	UNIT 2105	200
	UNIT 2106	200
	UNIT 2107	200
	UNIT 2108	200
	UNIT 2109	200
	UNIT 2110	200
TOTAL		2000



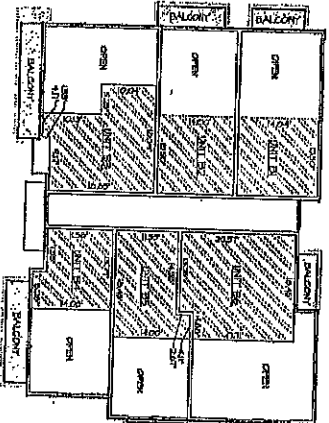
BUILDING "B" BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING "B" MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING "B" SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING "B" LOFT FLOOR PLAN
SCALE: 1/8" = 1'-0"

SILVERPEAK
SINCE 1982

117 E. ANTILOPE DR. STE. B
LAYTON, UT 84041
PHONE (801) 499-5054
FAX (801) 499-5065

DIVISION 4-012
WEBER COUNTY RECORDS

RECORDED BY: _____
 DATE RECORDED: _____
 BOOK: _____
 PAGE: _____
 ORIGINAL RECORDS MADE BY: _____
 FILED BY: _____
 DATE: _____

Jim Truett

From: Day, Summer <sday@co.weber.ut.us>
Sent: Thursday, November 18, 2021 4:41 PM
To: jandersen@sunrise-eng.com; Jim Truett
Subject: RE: north arrow condos


EXTERNAL SENDER

Jared & Jim,

This is not a final review. Before our office can complete a formal/final review and give a letter stating such our office will need to review the complete structural plan for the North Arrow Condominiums. However at this time our office has review the information provided to us. This data include the culinary water usage data for the existing Compass Rose Inn. The water usage information is translating into wastewater usage data. We have also review the preliminary building plans.

Upon completion of the review our office would agree that the water usage data provided for the Compass Rose Inn, shows a lower usage rate than that calculated it using the UAC R317-4 Table 3 Estimate Flow Rate of Wastewater. The UAC R317-4 allow for both methods to be considered during the design process. Based on the data provided it is reasonable that the 7 unit condominium would have a anticipated flow rate of 875 gallons a day.

The anticipated cumulative daily flow rate for the Compass Rose Inn and the North Arrow Condominium would be below the 3,290 gallon daily flow rate that the current onsite wastewater treatment system was designed for

Thank You
Summer Day, LEHS III, Program Manager


From: Day, Summer
Sent: Thursday, November 18, 2021 3:04 PM
To: Jared Andersen <jandersen@sunrise-eng.com>
Subject: north arrow condos

Jared,

I'm trying to finish a review on this project so that you can have it for tonight's meeting. The structural plans I have don't have great detail. Do you know if the individual rooms have kitchenets or laundry facilities. You may not know this information. However if you do please email me.

Thanks
Summer



Ogden Office
1481 East 5600 South, Suite E101, Ogden, Utah 84403 | 801.523.0100

Date: November 10, 2021
To: Mayor Jim Truett, Beckki Endicott, Huntsville Town Planning Commission
From: Jared Andersen
Subject: Preliminary Plan Review #1

Preliminary Plan Subdivision Review – 9/22/21

In accordance with Subdivision Ordinance 15.25

Please provide the following:

15.25.1.5 A. 1. – states: The proposed name of the subdivision.

The names discussed and on the drawings are Compass Rose, Huntsville Square and North Arrow Condominiums. Unless otherwise suggested, I recommend using North Arrow Condominiums as labeled on the Plat dated 10/25/21

15.25.1.5 A. 5. – states: Contour map at intervals of no less than 2' minor and 5' major, or as recommended by the Huntsville Town Planning Commission.

A contour map was submitted. The date on the drawing is 5/31/2017.

15.25.1.5 A. 7. – states: The location, widths and other dimensions of all existing or platted streets and other important features such as water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 A. 8. – states: Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 A. 9. – states: The location, widths and other dimensions of proposed public streets, private street, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots



Ogden Office
1481 East 5600 South, Suite E101, Ogden, Utah 84403 | 801.523.0100

Date: November 16, 2021
To: Mayor Jim Truett, Shannon Smith, Beckki Endicott, Huntsville Town Planning Commission
From: Jared Andersen
Subject: Preliminary Plan Review #1 Amendment

Preliminary Plan Review Amendment – 11/16/21

Mayor Truett and I met with Weber Morgan Health Department (WMHD) on 11/15/21. We discussed the North Arrow Condominium (NAC) project and the WMHD approval process.

Huntsville Town ordinance states a feasibility letter from WMHD is required for preliminary approval. The ordinance states 'recommendations regarding sanitary sewage disposal'. An approval letter of the project was obtained through WMHD in 2017. Building B area on the plat has changed its use from 2017 and NAC is currently working with WMHD for approval of those changes.

I have also talked with Silverpeak Engineering to verify approval of submitting plans from 2017. Silverpeak verified they are confident in the drawings submitted from 2017.

I recommend Preliminary Approval of the North Arrow Condominium project subject to:

1. Final acceptance of existing septic system design and updated flows by WMHD
2. Final submitted drawings showing items stated in the preliminary review dated 11/10/21.

Jared Andersen, P.E.
Huntsville Town Engineer
Sunrise Engineering
jandersen@sunrise-eng.com

with proposer labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 B. – states: Plans or written Engineering statements prepared by a Utah-licensed engineer regarding width and type of proposed pavement, location, size and type of proposed septic wastewater treatment system, proposed water mains and fire hydrants, storm water drainage facilities, and other proposed improvements such as sidewalks, planting, parks, and any grading of individual lots.

A plan was submitted, the date on the drawing is 5/31/2017.

15.25.1.5 C. – states: A written Statement of Feasibility from the Weber Morgan Health Department or the Utah State Division of Water Quality which states recommendations regarding sanitary sewage disposal shall be provided to the Huntsville Town Planning Commission prior to the recommendation of Preliminary Approval.

No statement has been received.

Comments:

1. The submitted site plan to review was a site plan from 5/31/2017. The proposed information from that site plan, I'm assuming, is now existing information. These plans would have to be update for final review.
2. Fire review for the proposed building will be required.
3. Decisions on installation of curb and sidewalk on the West side of the property running along 7400 East will need to be determined.
4. Storm Water calculations will be required for final design.
5. Number of parking spaces for proposed building will need to be agreed upon.

If preliminary plan is approved, I would recommend the conditions of completing the ordinance items above.

Comments and ordinance requirements are based on existing documents received. Future review to be added once full set of preliminary plans are received.



Jared Andersen, P.E.
Huntsville Town Engineer
Sunrise Engineering
jandersen@sunrise-eng.com

Weber-Morgan Health Department Compass Rose questions

Day, Summer <sday@co.weber.ut.us>

Tue 11/9/2021 10:16 AM

To: Clerk <clerk@huntsvilletown.com>

Cc: Env Health Science <envhealth@co.weber.ut.us>

Beckki Endicott,

My name is Summer Day, I am program manager of the wastewater division here at the Weber-Morgan Health Department. Our office has been contacted by Jeff Hyde requesting a final approval letter for the septic system servicing the current Compass Rose hotel/inn. We have also been contacted by a representative working for Jeff requesting a Letter of Feasibility for the lot. We have both of these documents on file at our office. A feasibility letter states that the lot is buildable so it precedes the septic permit and building permit. The final approval of the septic system, states that a code compliant system has been installed.

Here are my concerns currently it is apparent that they want to add a new building to the existing lot. Our office did approval the original plan with two additional buildings on the lot. However the wastewater flow rate for these two additional proposed buildings is extremely low at 180 gallon a day for both the building. At this time I worry that the property owner is representing the final approval of the current septic system as documentation that our office is approving the construction of the new building. We are not approving new construction at this time. We have not seen a building plan, structural or site plan, the developer has not provided us with sufficient documentation to determine in any way what the use of the building will be.

Can you please forward this email to the individuals in Huntsville Town Corporation that may be reviewing the project. Please feel free to contact me for additional information. I think email will be the best form of communication were the town business hours are limited. Jeff Hyde has submitted a GRAMA request for the all documents included in his file. We will be fulfilling that request so he will have all documentation including the letter of feasibility and final approval letter associated with the current Compass Rose Hotel/inn.

Thank You

Summer Day, LEHS III, Program Manager
801-399-7174



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: November 23, 2022

Project Name: North Arrow Lofts

Project Address: 7400 E 200 S, Huntsville

Contractor/Contact: Dakota Hyde, 801.725.9391

Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Commercial			\$100.00
Impact Fee	Commercial	\$600.00	2,936	\$1,761.60
Impact fee	rooms x 7	315		\$2,205.00
			Total Due	\$4,066.60

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments:

Water Supply:

S1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:

- a. Building Construction Type
- b. Available Water for fire-fighting purposes
 - i. Static Flow Rates
 - ii. Residual Flow Rates
 - iii. Flowing GPM
 - iv. Duration of flowing GPM available.
- c. Statement of conformance/non-conformance to 2018 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See

Chief, Paul Sullivan - Deputy Chief, Britt Clark - Fire Marshal, David Reed



2023 West 1300 North
Farr West Utah, 84404

Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).

- d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
- S2. Fire Flow: The required fire flow for this building is based upon the construction type and the square footage. The fire flow shall be 2000 GPM for 2 Hours. Additional hydrants may be required to meet fire flow requirement. (See IFC Appendix B, B105.1(2)).
- S3. Fire Flow Reduction: A 75% reduction in fire flow has been granted for this project due to the building being equipped with a fire suppression system.
- S4. Fire Hydrant(s): One new hydrant to be installed near the approach off 200 S.
- S5. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

- S6. Fire Suppression Systems: a 13R system is required for this building.
- S7. SEPARATE SUBMITTAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).
- S8. Electronic Supervision and Alarms: Fire suppression system shall be electronically monitored. Monitoring shall include Valves; pumps; tanks; water levels and temperatures; critical air pressures; waterflow. Monitoring shall be electrically supervised by a *listed* fire alarm control unit (See IFC 903.4).
- S9. Exterior Notification Device: There shall be a weatherproof horn/strobe device located on the street side of the building or above the FDC as approved by the Fire Prevention Division (coordinate with fire inspector regarding location). Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (See IFC 903.4.2)
- S10. Fire Department Connections:
 - a. Locking Knox Fire Department Connection (FDC) caps are required for the FDC. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 912.4.1)
 - b. There shall be a cement pad measuring 3 ft. x 3 ft. under the FDC (coordinate with fire inspector regarding this). (See IFC 102.9)
 - c. Location: FDC connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. FDC locations shall be approved by the AHJ. (IFC 912.2)



2023 West 1300 North
Farr West Utah, 84404

- d. Access: Immediate access to FDC shall be maintained always without obstruction from fences, trees, walls or other fixed or moveable object. (IFC 912.4)
 - e. Signs: A metal sign with raised letters not less than 1 inch in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pumps. Such signs shall read: "AUTOMATIC SPRINKLERS" or "STANDPIPES" or "TEST CONNECTION". (IFC 912.5)
- S11. Kitchen Hood Systems: Type I kitchen hood systems shall have the plans approved by the fire department prior installation and a test of the system shall be performed for the fire department for approval. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).

Fire Department Access:

- S12. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).
- S13. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width, and imposed loads as permanent roads (See IFC section 503.2.3; 3310; and D102.1).
- S14. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)
- S15. Gates:
- a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
 - b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

Building Comments:

- S16. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites



2023 West 1300 North
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- shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)
- S17. Provide a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height in front of electrical service equipment. If the electrical equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. There shall be no storage within the designated working space. (See IFC 605.3)
- S18. Doors into electrical control panel rooms shall be marked with plainly visible and legible sign stating, "ELECTRICAL ROOM". (See IFC 605.3.1)
- S19. Fire Protection and Utility Equipment Rooms:
- Rooms containing controls for air-conditioning systems, sprinkler risers and valves, fire detection or suppression shall be identified with a plainly visible and legible sign. (See IFC 509.1)
- S20. Gas meters shall be protected from vehicular damage. Above ground gas meters, regulators, and piping subject to damage shall be protected by bollards or barriers. (See IFC 603.9 and 312).
- S21. Fire doors shall have a permanent sign with 1-inch-high letters stating, "FIRE DOOR-DO NOT BLOCK". (See IFC 703.2.1)
- S22. Fire Extinguishers:
- Extinguishers shall be provided so that the travel distance to any extinguisher does not exceed 75 feet. Extinguishers shall have a minimum rating of 2A10BC. The fire inspector may require additional extinguishers or higher rated extinguishers. (See IFC 906).
 - Extinguishers weighing less than 40 pounds shall be mounted so that the top is not more than 5 feet above the floor. Extinguishers over 40 pounds shall be mounted so that the top is not more than 3.5 feet above the ground. (See IFC 906.9.1 and 906.9.2)
- S23. Storage:
- Ceiling clearance. Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas or not less than 18 inches below sprinkler head deflectors in sprinklered areas. (See IFC 315.3.1)
 - Equipment Rooms. Combustible storage shall not be stored in boiler rooms, mechanical rooms, or electrical rooms. (See IFC 315.3.3)
- S24. Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place near the main exit. The sign shall be clearly legible.
- S25. A Knox Key Box is required for this building if it is alarmed. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. Only 3200 Series boxes shall be used. (See IFC 506.1)
- S26. Underground fire lines shall be flushed using a minimum 4-inch line. The end of the line shall be secured as to prevent injury or damage to person or property. The fire department shall witness the flush.
- S27. Underground thrust blocks shall be inspected prior to burial. Thrust blocks must meet the load bearing requirements of NFPA 24. Bag mix is not acceptable. Documentation from the supplier shall be submitted indicating the load bearing PSI rating of the concrete.



2023 West 1300 North
Farr West Utah, 84404

General Comments:

Access will be improved in the future with the city extending the dead-end.

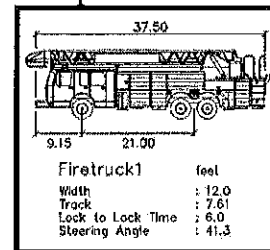
G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2018 International Fire Code as adopted by Weber Fire District).

G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*

G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:

- a. Width: 12.0 Ft
- b. Track: 7.61
- c. Lock to Lock Time: 6.0
- d. Steering Angle: 41.3



G5. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).

G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

G9. Cul-de-sacs shall be a minimum of 96 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)



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G10. Fire Prevention During Construction: The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:
David Reed, Fire Marshal
Weber Fire District
801-782-3580

Development Agreement Addendum to Huntsville Town Park Subdivision Lot 3

This Addendum, made between Huntsville Town ("Town") and Bonnie & Hyde Inc ("Developer") collectively known as the "Parties," on [date], extends the time of completion of the Project- in the original Development Agreement by 24 months. The new expiration date is March 22, 2026. All capitalized terms in the DA shall have the same meaning herein.

WHEREAS, the Parties have previously entered into a Development Agreement ("DA") dated March 22, 2016; and

NOW, THEREFORE, the Parties agree as follows:

Extension of Time of Project Completion: The expiration time stated in Recital Section 9 of the Agreement shall be extended by 24 months from the original expiration date, resulting in the new expiration date of March 22, 2026. All other terms and conditions of the DA shall remain in full force and effect during this extended period.

Project Completion: The Parties acknowledge and agree that the extension of the expiration time provided in this Addendum is solely for the purpose of allowing additional time for the completion of the development project outlined in the DA. Both Parties shall make their best efforts to ensure that the project is completed within the extended timeframe.

Amendment to Agreement: Except as specifically modified by this Addendum, all terms and conditions of the DA shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement Addendum as of the date first above written.

Huntsville Town By: _____ Date: _____

Title: _____

Bonnie & Hyde Inc. By: _____ Date: _____

Title: _____

North Arrow Development Critical Path Management

September 2023 | Final Subdivision Town Planning Commission Approval

September 2023 | Final Subdivision Town Council Approval

September 2023 | CC&R Completion

September 2023 | Interior Design Complete

October 2023 | File Plat Subdivision to Weber County

October 2023 | Complete Financing

October 2023 | Sales Deck Complete

October 2023 | Presell Condotel Units

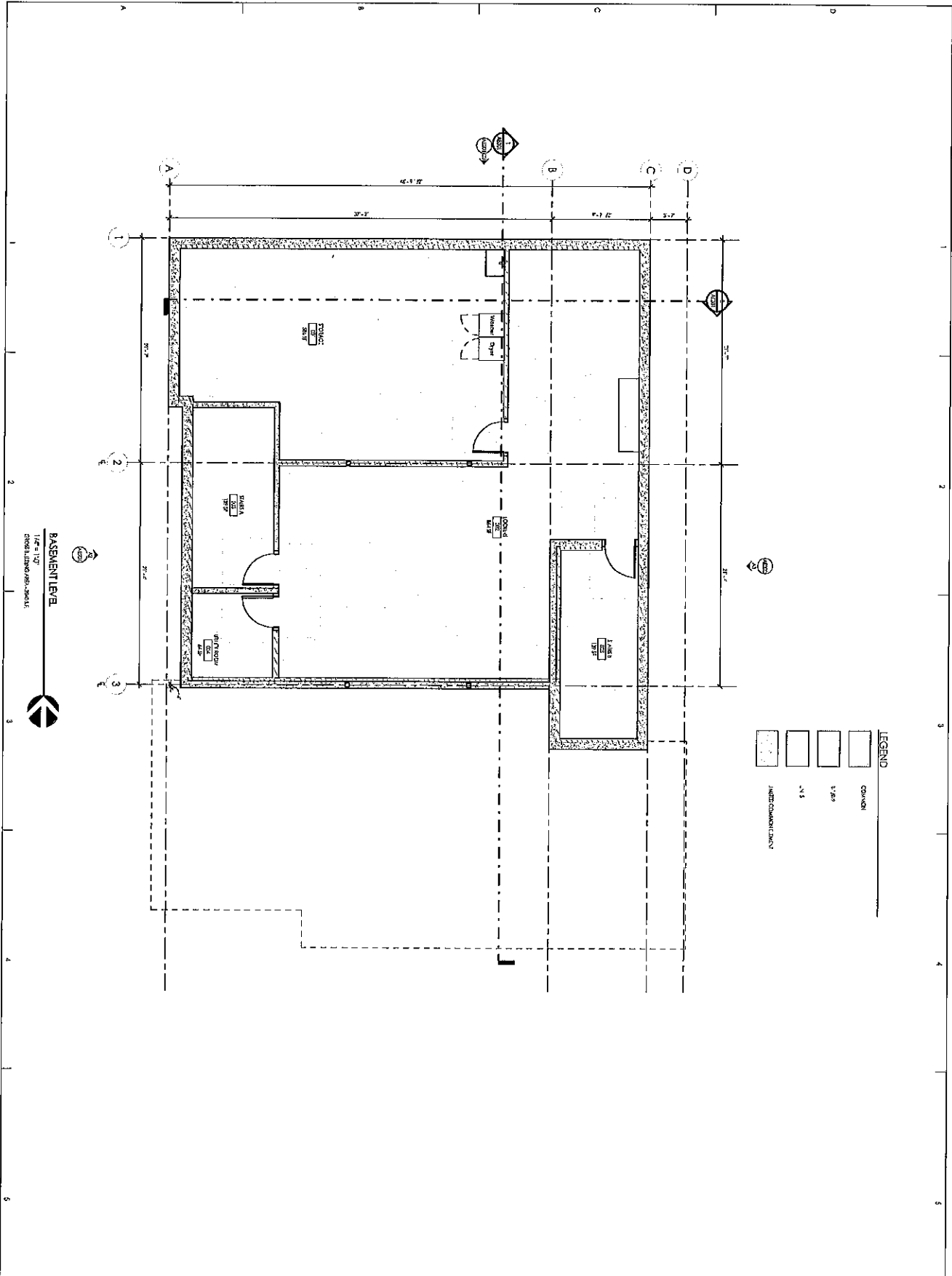
November 2023 | Building Design Completion

February 2024 | Final Building Town Approval

April 2024 | Begin Building Construction

April 2025 | Building Completion





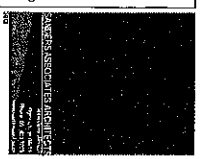
NOT FOR CONSTRUCTION

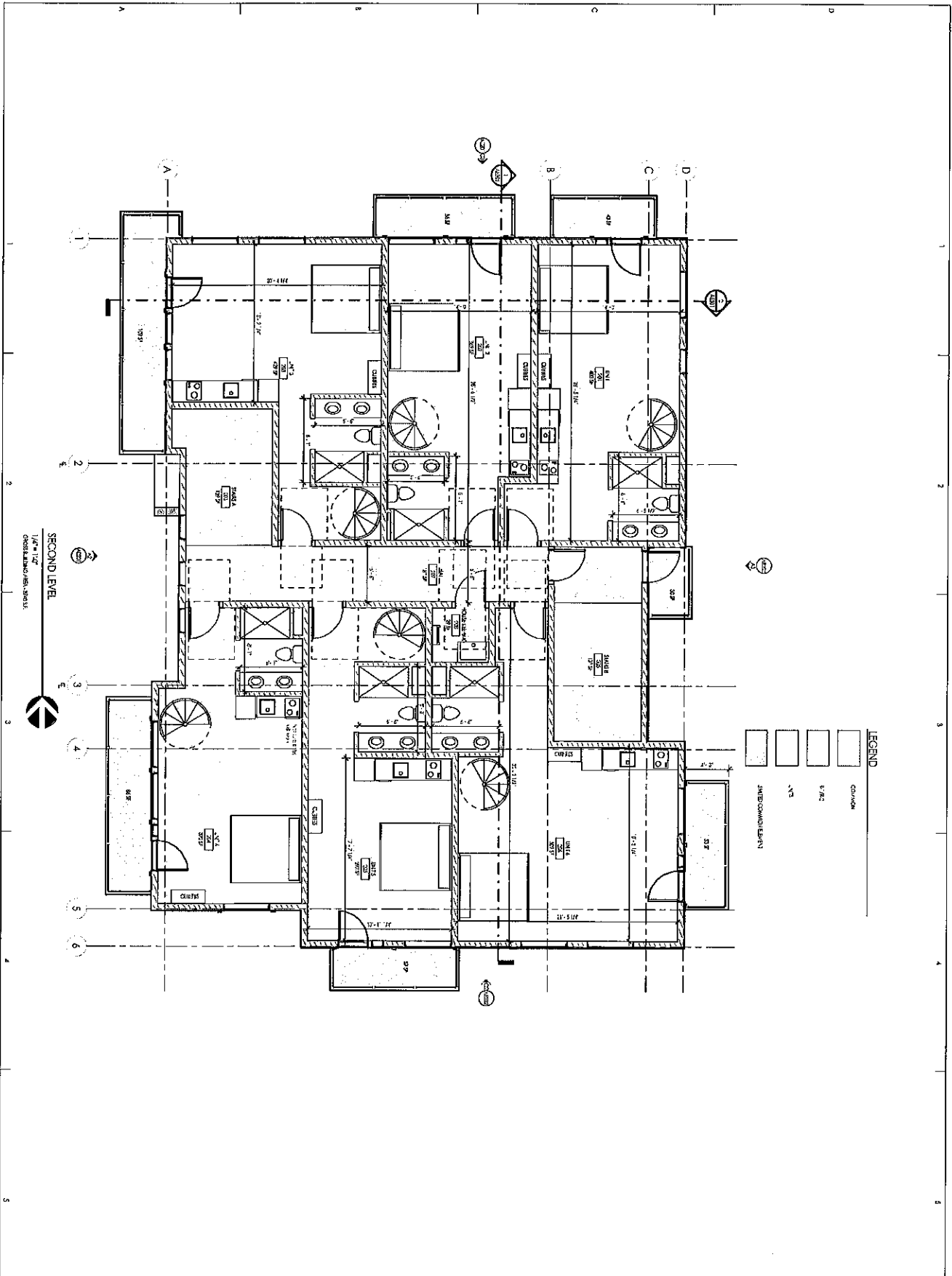
AE102

BASMENT LEVEL FLOOR PLAN

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	07/20/11
2	ISSUED FOR CONSTRUCTION
3
4
5
6
7
8
9
10

Project Name
NORTH ARROW LOFTS
BOUTIQUE HOTEL
 7400 E. 200 S.
 HUNTSVILLE, UT





NOT FOR CONSTRUCTION

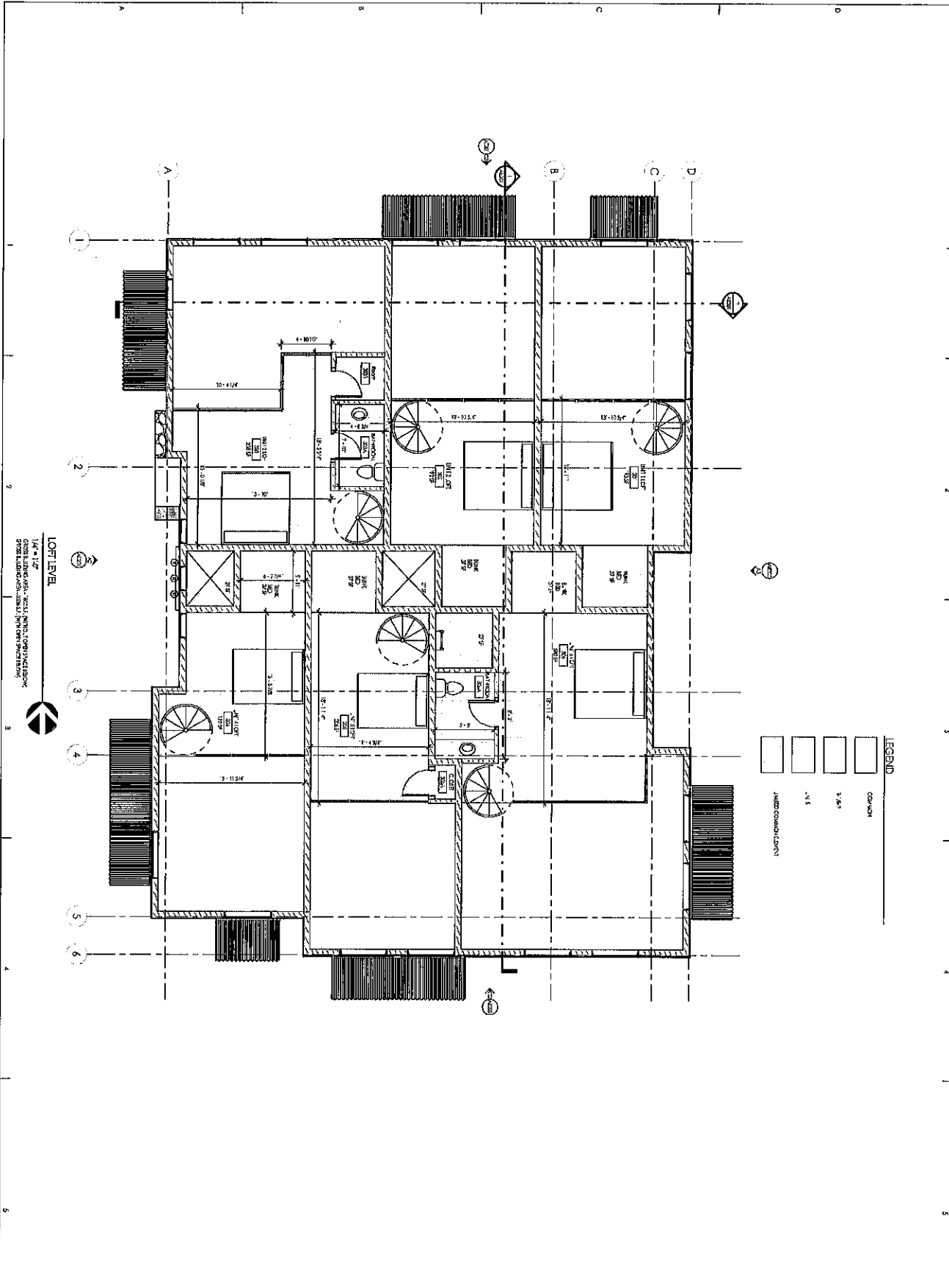
AE104

SECOND LEVEL FLOOR PLAN

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08-27-21	AE
2	ISSUED FOR CONSTRUCTION	08-27-21	AE
3	ISSUED FOR RECORD	08-27-21	AE

Project Name
NORTH ARROW LOFTS
 BOUTIQUE HOTEL
 7400 E. 200 S.
 HUNTSVILLE, UT





LEGEND

[Symbol]	COLUMN
[Symbol]	3" x 6"
[Symbol]	4" x 8"
[Symbol]	4" x 12"
[Symbol]	4" x 16"
[Symbol]	4" x 20"
[Symbol]	4" x 24"
[Symbol]	4" x 30"
[Symbol]	4" x 36"
[Symbol]	4" x 42"
[Symbol]	4" x 48"
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[Symbol]	4" x 1188"
[Symbol]	4" x 1194"
[Symbol]	4" x 1200"

NOT FOR CONSTRUCTION

AE105

LOFT LEVEL PLAN

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	08/20/20	J. SMITH	M. JONES
2	ISSUED FOR CONSTRUCTION	09/15/20	J. SMITH	M. JONES
3	ISSUED FOR OCCUPANCY	10/01/20	J. SMITH	M. JONES
4	ISSUED FOR AS-BUILT	10/15/20	J. SMITH	M. JONES
5	ISSUED FOR ARCHIVE	11/01/20	J. SMITH	M. JONES

Project Name
NORTH ARROW LOFTS
 BOUTIQUE HOTEL
 7400 E. 200 S.
 HUNTSVILLE, UT



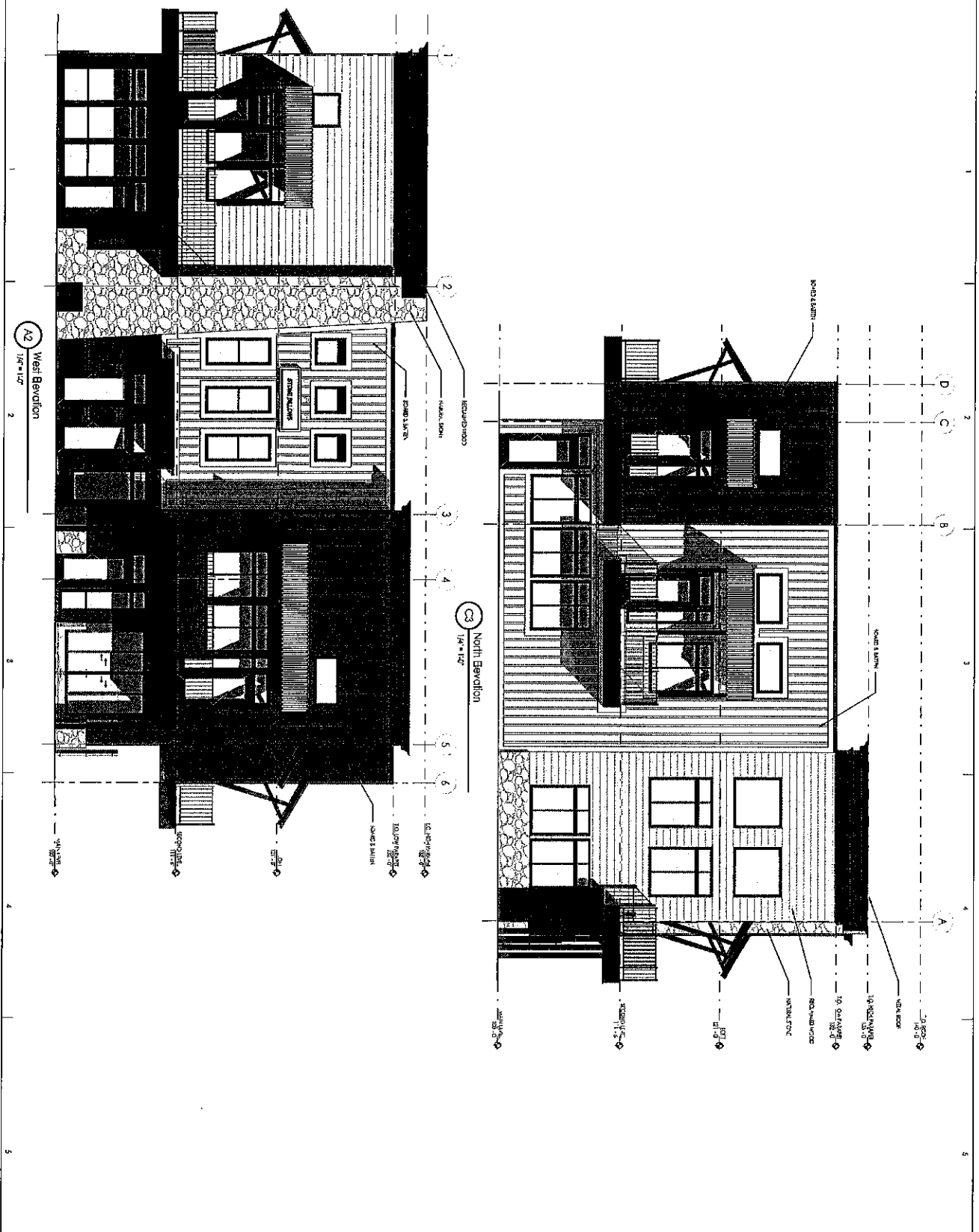
NOT FOR CONSTRUCTION

AE201

EXTERIOR ELEVATIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	2023.02.20
2	ISSUED FOR PERMITS	2023.02.20
3	ISSUED FOR PERMITS	2023.02.20
4	ISSUED FOR PERMITS	2023.02.20
5	ISSUED FOR PERMITS	2023.02.20
6	ISSUED FOR PERMITS	2023.02.20
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17	ISSUED FOR PERMITS	2023.02.20
18	ISSUED FOR PERMITS	2023.02.20
19	ISSUED FOR PERMITS	2023.02.20
20	ISSUED FOR PERMITS	2023.02.20

Project Name
NORTH ARROW LOFTS
 BOUTIQUE HOTEL
 7400 E. 200 S.
 HUNTSVILLE, UT



CHAMBERS ASSOCIATES ARCHITECTS
 1000 S. UNIVERSITY BLVD.
 SUITE 200
 HUNTSVILLE, UT 42401
 TEL: 256.265.1111
 WWW.CHAMBERSARCHITECTS.COM

