

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, January 19, 2023, 6:45 p.m.
Huntsville Town Maintenance Building Office 165 South 7500 East, Huntsville

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

Zoom:

Citizens: Sean Harwood, Liz Poulter, Lt. Ryan, Ron Gault

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

2-Pledge of Allegiance led by Sean Harwood.

3-Opening Ceremony given by TCM Bruce Ahlstrom

4-Public Comments: **Liz Poulter** wanted to comment on the General Plan. She stated that the Planning Commission has reviewed and combed over the document over the past few months. Liz Poulter wanted to comment that she did not mention her concern for water quality during the process. She is concerned about the effects of septic systems on the future water quality for Huntsville Town residents.

Ron Gault stated that the noticing for the meeting states it is at the library. Beckki stated she put a sign on the door at the library.

5-Sheriff's Report: Lt. Ryan reported the Weber County Sheriff's Department stated he needed to follow up with DNR regarding the wildlife situation that is happening at south end of Huntsville Park

6. Public Hearing – Annexation Policy Plan Update: **TCM Hunter motioned to close the regular meeting and open the public hearing on the Annexation Policy Plan Update.** TCM Kevin Anderson seconded the motion. All Votes Aye. Motion passed. **(See Attachment #1)**

Ron Gault gave a brief overview of the Annexation Policy Plan process. There were no resident or citizen comments.

TCM Hunter motioned to close the public hearing and reopen the regular meeting. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

7. Discussion and/or action on adoption of the update of the Annexation Policy Plan. Ron Gault went through some of the last edits requested by the Town Council Members. Beckki showed the redline versions as Ron Gault presented.

Since the document had several versions with lots of comments and corrections, the Town Council reviewed all changes. TCM Anderson expressed concern that the Annexation Policy Plan not become the document that the General Plan should be. TCM Anderson referred to section two as repetitive of the General Plan.

TCM Bruce Ahlstrom commented he is concerned with the Huntsville Town Vision statement. Both he and TCM Powell will submit additional wording they feel more reflects the Town Vision.

Ron Gault agreed to look at the sections that are repetitive of the General Plan. He would like to take out excess wording and just refer to the General Plan. TCM Anderson would prefer that change to the wording.

TCM Artie Powell does not agree with the wording that the Town maintains the alley ways. The Town Council consensus is that Huntsville does not plow or maintain alleyways. TCM Anderson believes wording regarding alleyways should not be in the Annexation Policy Plan. Ron Gault will go ahead and remove the wording.

TCM Anderson stated the references to sewer systems are approved and preferred by Huntsville Town. The Town Council has not agreed this should be the direction of the Town Council. He would suggest removing any references to preferences. He states the wording may tie future Town Council to a direction that might not be advantageous for the Town.

Mayor Sorensen emphasized that it was important for the Huntsville Town Council to act on the new Annexation Policy Plan since the other parts of the valley have filed for incorporation. Beckki stated the attorneys for Weber County contacted Attorney Morris and stated that Huntsville needed to annex the land that they wanted to annex prior to the feasibility study being completed by the Lt. Governor's office for the valley-wide incorporation. There was discussion regarding the timing of annexation of land surrounding Huntsville Town. The Town Council agreed that the first step would be to adopt the new Annexation Policy Plan. The Town Council clarified the boundary on the proposed map. Beckki provided a map that was drawn by Weber County as well.

Ron will update the Annexation Policy Plan with the changes and the Town Council will evaluate at the next meeting.

TCM Sandy Hunter motioned to table this item until the next meeting. TCM Bruce Ahlstrom seconded the motion. All votes Aye. Motion passed.

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

8. Discussion and/or action on adoption on the update of the General Plan. (See Attachment #2) Ron Gault suggested that he have more time to make sure both the Annexation Policy Plan and the General Plan will be consistent with each other, and incorporate the changes offered on the Annexation Policy Plan.

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

TCM Sandy Hunter motioned to table the action on the General Plan. TCM Anderson seconded the motion. All votes Aye. Motion Passed.

12. Discussion and/or action on Resolution 2023-1-19 adopting new garbage rate for residents due to increase at Econo Waste. (See Attachment #3) Beckki read in the resolution. Mayor Sorensen reviewed the discussion from the work session prior to the meeting. The Town Council is proposing going from \$12.50 for a residential can per month to \$16.00. This rate would also be applied to a commercial can which is currently at \$15.00 per can per month. The second can for residents will stay the same at \$12.00 per can. The recycling can will go from \$4.00 per month to \$6.00 a month. Mayor Sorensen stated this is a significant change.

TCM Anderson recognized the increases were significant, but they needed to recover the costs of the increases in billed services from Econo Waste. TCM Anderson motioned to adopt Resolution 2023-1-19 increasing garbage rates to that reflected above. TCM Sandy Hunter seconded the motion. Mayor Sorensen proposed making one change to the Resolution in changing the wording from “the rate for one commercial can” to “the rate for all commercial cans.” TCM Anderson motioned to adopt that change to Resolution 2023-1-19 and TCM Hunter seconded the amended motion. TCM Anderson noted that the reason commercial rate was not being raised an additional amount was because of the limited number of commercial cans. Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

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

Beckki will work to put notice of the rate increase out to the residents.

13. Discussion and/or action on approval to seek contract with Weber County for additional snow removal help. Mayor Sorensen recounted the snowfall has been greater during the season than it has in many years. The streets are very narrow. The banks are heavy, and Huntsville Town does not have the equipment needed to move the heavy banks and widen the roads. Mayor Sorensen met with Gage Froerer and asked him to bring out a road grader. Weber County worked with Mayor Sorensen to arrange for widening. The rate is \$158 an hour. Currently, the County does not have road graders available. The County is repairing some of their equipment now. The repair work should be done within the next couple of weeks. Mayor Sorensen would like to see 20 hours allotted for the work. This would cost approximately \$3000 for widening. **Mayor Sorensen motioned to approve up to \$3000 or 20 hours of road widening services from Weber County.** TCM Bruce Ahlstrom seconded the motion. Roll Call Vote. All votes Aye. Motion passed. Votes are reflected below.

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

14. Discussion and/or action on home business license for Nate Zeleznick. (See Attachment #4) Beckki reminded the Town Council that home business licenses are not mandatory but might be useful in conducting business. For this reason, Nate Zeleznick is seeking a home business license for his business, Inner Wisdom Systems. **TCM Bruce Ahlstrom motioned to approve the home business license for Nate Zeleznick and Inner Wisdom Systems.** TCM Sandy Hunter seconded the motion. All votes Aye. Motion passed.

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

15. Discussion and/or action on appointment to the Planning Commission. (See Attachment #5) Mayor Sorensen recounted that Doug Allen's position was open in November. Liz Poulter's term is completed at five years in January. In addition, Suzanne Ferre's term as the alternate is also up in January. Mayor Sorensen is proposing that Liz Poulter keep her position on the Planning Commission and Suzanne Ferre fill the position that Doug Allen left. Mayor Sorensen is proposing that Amanda Hessenhauer be appointed as an alternate on the Planning Commission. Ms. Hessenhauer is a licensed engineer and manager. He spoke with her today and is willing to serve. **Mayor Sorensen motioned to approve Liz Poulter and Susanne Ferre' be appointed to the Planning Commission and Amanda Hessenhauer be appointed as the alternate.** **Currently there is an ordinance being considered that would affect the amount of time that the Planning Commission Members serve.** Each appointee recognizes that their terms may be affected by the ordinance being discussed. TCM Anderson seconded Mayor Sorensen's motion.

TCM Artie Powell voiced his concerns that appointees did not represent the whole of the community. He believes the Town Council and Planning Commission are biased based on location in the Town and religion. He would like to see more diversity. He suggested that Suzanne Ferre' stay on as an alternate and not a full member of the Planning Commission. TCM Sandy Hunter reviewed the Huntsville Town Code which states that an alternate be the first considered for a full-time position on the Planning Commission. After additional discussion, Mayor Sorensen called for a vote. Roll Call Vote. Four votes Aye. One vote Nay. Motion passed. Votes are reflected below.

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

13. Discussion on Yearly Training Work Session scheduled for January 31, 2023. Beckki reminded the TC that their mandatory training is scheduled for January 31, 2023. Following that meeting the ordinance regarding the Planning Commission will take place following that training. There are ethical disclosure forms that will need to be filled out and notarized for the year for each elected and appointed position. There are a few members that will be out of Town. Beckki will arrange for a substitute for the requirements.

There were questions regarding the PC ordinance. The ordinance has been at the PC for months. All committees will review their points of discussion at the work session and then the PC can make the necessary changes in their meetings.

14. Discussion on setting up work session on enforcement of the code violations and Forest Service improvements within Huntsville Town Boundaries. Beckki stated she believed they should address one big issue at a time. Mayor Sorensen suggested that a discussion about

annexation is coming, and they ought to consider this first. Beckki will keep these items for discussion on the agenda, so they are not overlooked.

15. Approval of the Bills, December 2022. TCM Anderson and TCM Hunter expressed that the lawn services have been doing a great job the past couple of years, but they would like to see an RFP for best practices this year to make sure the services and expenses are in line. The budgeted amount for services is \$43,000 per year. Huntsville receives \$35,000 from the Ogden Valley Parks board and \$8,000 from property taxes.

TCM Sandy Hunter motioned to approve the bills, December 2022. TCM Anderson seconded the motion. Roll Call Vote. Four votes Aye. One abstention. Motion passed. Votes are reflected below.

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

Department Updates:

Mayor Sorensen: Mayor Sorensen met with Gage Froerer regarding the Annexation Policy Plan and the incorporation. They also addressed the snow packed roads and discussed a plan to widen the roads in Huntsville Town.

TCM Sandy Hunter: TCM Hunter reported on Ogden Valley Park District Board Meeting. She stated that the board is interested in coordinating the efforts in maintaining the parks but does not want to micromanage Huntsville Park. She believes there is major financial benefit to belonging to the OVPD. In addition, they are looking at reservation software she believes may be beneficial for Huntsville to use. TCM Sandy Hunter stated Eden Park is charging \$50 for residents to use the park and \$150 for non-residents to use the park.

TCM Powell added that he believes there are several members of the OVPD that would consider helping with the extensive bills that Huntsville has for maintenance of the trees in the park. Mayor Sorensen asked Sheree to compile a list of the expenses for tree maintenance and removal due to the beetle infestation.

TCM Hunter discussed the bylaws with the OVPD, and nonresidents are those that do not live in the valley. Huntsville has been considering nonresidents to be those who live outside of Town. The TC would like to reevaluate the fees and include valley residents in the resident status for the park. This would be in line with the bylaws of the agreement.

The Town Council has been concerned about the representation on the OVPD. Mayor Sorensen had a discussion Commissioner Froerer regarding the representation and although they are open

to having more representation for Huntsville on the OVPD, the bylaws state that we are only allowed one seat. The state code also supports this. Huntsville did not annex into the parks district, so Huntsville only receives one seat. If Huntsville were annexed, they would have more representation. Huntsville did not pursue annexation at the time because they wanted to retain ownership and control of Huntsville Park.

TCM Sandy Hunter suggested the TC think about rezoning the community center parcel and the pickleball courts to be in the parks zone. This would open the door for additional maintenance funds from the OVPD.

TCM Bruce Ahlstrom: TCM Bruce Ahlstrom attended a meeting with Lisa Swartz at the County regarding emergency management. One item that they discussed was the leaders in emergency management. Lisa Swartz suggested that every city have an emergency management director and CERT (Community Emergency Response Team) be a subset of that structure. She suggested TCM Bruce Ahlstrom serve as the emergency management director and Brent Ahlstrom serve as the head of CERT. The CERT meeting with Lisa Swartz was well attended. Huntsville is starting to coordinate with the communities outside of Huntsville Town.

TCM Kevin Anderson: TCM Anderson and TCM Hunter attended the Pineview Stakeholders Meeting. He believes the meetings are beneficial for everyone involved and build good relationships. The Forest Service is just starting phase one of their Pineview improvements. Engineering is happening now. They are not planning to start construction until Fall 2024. This will close Port Ramp for a season. Cemetery Point is not included in the phase one plan. Cemetery Point and Anderson Cover will shoulder all the traffic at the boat ramps during the construction of Port Ramp.

Beckki reminded the TC that the agreement with Weber County for services at Cemetery Point will expire at the end of this year. We will need to start reaching out to Weber County and Utah Recreation in the coming months.

Beckki also let the TC know that they do not have a contract for reviewing plats for subdivision of land. The last contract they had expired in 2014. The Planning Commission is the only check on plats when residents bring their surveys. Beckki would suggest initiating a contract with Weber County for subdivision. She believes this will bring consistency and WC will be able to help with accuracy in surveying.

TCM Sandy Hunter motioned to adjourn the meeting. TCM Bruce Ahlstrom seconded the motion. All Votes Aye. **Meeting is adjourned at 9:27 p.m.**


Beckki Endicott, Town Clerk



NOTICE OF ACTION

TO: Huntsville Town Council
FROM: Huntsville Town Planning Commission
DATE: December 8th
RE: Recommendations for Approval of the updated General Plan & Annexation Policy plan

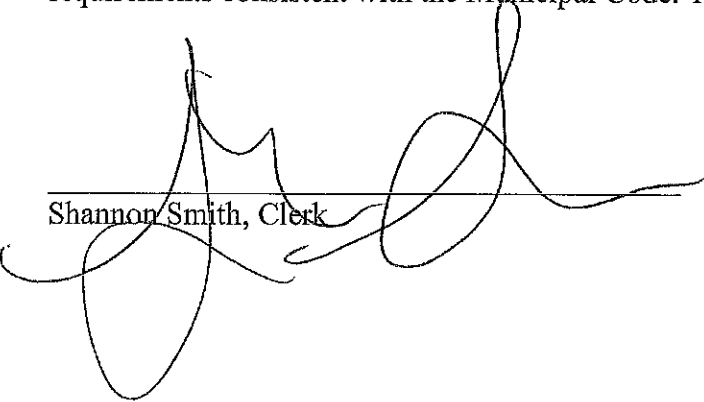
In accordance with *Utah Code* 10-9a-202, or any similar notice that may be required under State Law or the Municipal Code, notice is hereby given that the Planning Commission, at its meeting on December 8th, 2022 reviewed the Updated General Plan & Annexation Policy Plan and in that meeting took the following action:

 X RECOMMEND APPROVAL of both Plans to the Town Council:

1. Notes/ comments were electronically submitted to Ron Gault by TCM Hunter. These adjustments are to be made.

The General Plan and Annexation Policy Plan will be reviewed for approval by the Huntsville Town Council at the next Huntsville Town Council Meeting. The date of the Town Council Meeting is Thursday, January 5th, 2023, 6:45 p.m.

The decision of the Planning Commission may be appealed to the Town's Appeal Authority by filing a written such appeal within ten (10) calendar days from the date of the decision on the Application. The Appeal Authority must follow the code requirements. The Appeal Authority may uphold, modify, or reverse the decision of the Planning Commission or impose any additional requirements consistent with the Municipal Code. The decision of the Appeal Authority is final.


Shannon Smith, Clerk

ANNEXATION POLICY PLAN

for

HUNTSVILLE, UTAH

Public Hearing Review Version

January 2023

I. HUNTSVILLE TOWN ANNEXATION POSITION

Huntsville Town is a small, semi-rural town located in the Ogden Valley of the State of Utah. With improved transportation access, the rapid growth of Northern Utah, the entire Ogden Valley is experiencing its own rapid growth. This growth is affecting the demographics and lifestyle of the Ogden Valley. While it is impossible to remain a town undergoing no changes, the citizens of Huntsville Town desire to grow in a planned and orderly manner that strives to maintain its' unique character. The Town's architecture is a blend of everything from original pioneer to large, modern home styles. The Town's recent growth reflects the benefits and desirability of life in Ogden Valley with the emergence of large vacation homes and rapid escalation of the average home price. These results are changing the Valley's demographics to that of an older, higher income population (median age in 2020 is 48 years), with many of the newcomers possessing different viewpoints than long term residents on some issues.

The Town was originally laid out around a farming/agricultural grid format, with large lots, wide streets, and alleyways. It recognizes the shortage and escalating cost of housing ownership these features entail; but in order to maintain the lifestyle that has made the Town so livable and popular, the Town desires, which is reflected in its General Plan, to continue maintaining the current ordinances that support this desire. The Town recognizes this will place burdens on some residents, but believes it is an unfortunate result of growth that must be accepted to maintain the desired character and lifestyle of the Town. As stated in the Huntsville General Plan, the **primary theme** of the Town's Vision Statement is to preserve as much of this semi-rural character of Huntsville as possible in the coming years. From the General Plan:

Vision Statement for Huntsville Town

Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley and welcome the diversity that new residents offer the Town. The residents are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth via ordinances that encourage and preserve this lifestyle.

This Annexation Policy Plan reflects the Town's position to be open to considering annexation in the future, but under conditions that reflect the planning goals reflected in the Vision Statement and the Huntsville General Plan.

2. CRITERIA FOR DECISIONS ON FUTURE ANNEXATION

- A. As part of its ongoing effort to anticipate responsible growth, Huntsville Town has identified land adjacent to its present Huntsville Town boundaries that could possibly be annexed, including where some property owners have expressed an interest in possibly becoming a part of Huntsville Town in the future. Areas considered for annexation must fall within the boundary designated for future possible annexation contained in this Huntsville Town Annexation Policy Plan. Even though property proposed for annexation is located within this boundary area ~~the potential annexation area~~, there is no guarantee that any annexation request will be approved by the Huntsville Town Council or that the Town Council would initiate one of its own.
- B. Huntsville Town will determine prior to any annexation if it is feasible to serve the proposed new area with utilities and other municipal services within a reasonable amount of cost and time. The primary determining factor is Huntsville Town's ability to provide and deliver culinary water. The Town has limited additional capacity to do so. For areas it does not have the capability to provide municipal services, annexation would not be approved unless the property owners in the area agree to pay sufficient impact fees that would allow for the necessary expansion of existing service capabilities.
- C. The character of the Huntsville Town community is primarily residential, with a small mix of commercial, recreational, and agricultural. Areas considered for annexation should be compatible with this character.
- D. Annexation will eliminate existing, and not create islands or peninsulas of unincorporated territory. When the determination of a peninsula is in question, the Weber County Surveyor will make the determination.
- E. Areas considered for annexation shall not be located within the corporate limits of another incorporated town, be within another annexation proclamation boundary, or be part of a previously approved annexation petition.
- F. Annexation should prevent overlapping functions of government, promote efficient delivery of services, and encourage the equitable distribution of community resources and obligations.
- G. Annexation should give consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within Huntsville Town, to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within Huntsville Town.

3. CURRENT STATUS OF HUNTSVILLE TOWN

A. Physical Description

Huntsville Town is a small community located in the southern part of Ogden Valley, twelve miles east of Ogden City at the head of Ogden Canyon. It is the only incorporated community in Ogden Valley, which offers the residents more direct control over what happens in their immediate surroundings. Two unincorporated communities, Liberty and Eden are located in the north and central regions of the Valley. Most of the Valley's open land is used as pasture; land that is farmed is mostly irrigated fields of alfalfa or small grains. The Town lies on a mostly level terrace on the Eastern Shore of Pineview Reservoir, at an elevation of nearly 5,000 feet. There is a small peninsula jutting into the reservoir on the western edge, which includes the Town cemetery and several very popular swimming beaches and boating launching ramps. The U.S. Forest Service administers the beaches and shoreline as a fee area, subcontracting the operation of concessions and boat launching.

The incorporated area of Huntsville Town is primarily west of State Highway Route 39. State Highway 39 is a designated scenic highway passing through Ogden Canyon, running south of Pineview reservoir, turning north, and heading east of Huntsville until it intersects with County Road 166 where it turns east again and heads to Monte Cristo and Woodruff in Rich County. County Road 166 follows the northern tip of Pineview and connects with Eden and the North Ogden Pass Road. The intersection of State Highway Route 39 and County Road 166 is one of the busiest in the entire valley. There are only two streets that access the Town, both coming off the north-south running portion of State Highway Route 39, which currently forms a large portion of the eastern Town boundary. All traffic entering or leaving town uses one of these two streets. Most of the town's streets are paved, but alleys running north-south midway through some of the blocks are not. All streets and alleys are owned and maintained by Huntsville Town. To the north, south and east of State Highway Route 39 lies unincorporated Weber County land. To the south is a steep escarpment of about 40 feet, portions of it that are within the 100-year flood plain of the South Fork of the Ogden River. An additional connector road to Huntsville is State Highway Route 167 commonly referred to as Trapper's Loop Highway that winds over mountains to the south and connects the Valley with Mountain Green and Interstate 84 in Morgan County.

Weber County's population was 268,369 in July 2022 with a growth rate of nearly 1% per year. According to the U.S. Census, Huntsville's population was 553 in 1970, 557 in 1980, 541 in 1990, 649 in 2000, 608 in 2010 and 645 in 2020. There are approximately 350 dwelling units in Huntsville, with approximately 327 occupied by year-round residents. At this point, the town is continuing to grow, however the growth has slowed due to the recent recession and is contained by area unless the Town annexes more land, there being few remaining building lots available in Town without subdividing. Should Huntsville's population exceed 1000, Utah State law would require a transition to a Class 5 city, which would require a new form of municipal government.

B. Current and Proposed Land Use in Huntsville Town Boundaries

Huntsville Town has nine classes of zoned land use: 1) Residential (R-1), 2) Commercial (C-1), 3) Commercial Resort (CR-1), 4) Agricultural (A-3), 5) Park (P), 6) Shoreline (S), 7) Open Space, 8) Flood Plain (FP), and 9) Recreational (RC). Figure One is a zoning map of the Town that shows currently only the R-1, C-1, AV-3, S-1 and CR-1 zones exist. The potential for a C-2 zone is being considered to allow for uses in certain areas that are not allowed in C-1. Annexation will be considered as an opportunity to gain greater control over the growth in the immediate vicinity of Huntsville Town. No annexation will be undertaken without first assessing the ability to deliver services currently provided to residents and ensuring the potential deficit of revenue against expense to the city is not unreasonable. A 70+ acre parcel of land immediately east of the Town boundaries, bounded on the north by 100 South and on the south by 500 South, was recently annexed with its' existing zoning of A-3.

1) Residential

Although residential land use is by far the largest category of land use, it comprises slightly less than half of the total area (47%). It includes large garden areas, pastures, barns, corrals and other farm out buildings. There are currently no multifamily dwellings, nor do the ordinances allow such. The area is zoned as R-1, with a minimum lot requirement of $\frac{3}{4}$ acre, which dates back to the original Town survey.

2) Commercial

Commercial zones are located in two areas, the traditional center of town and a strip of land along the southeastern corner of town. The traditional town center is small (8.5 acres) and provides the town with small amount of property and sales tax revenue. This area includes several small stores, the well-known Shooting Star Saloon, a reception hall, a small restaurant, two small Town-owned buildings, a storage barn, and the Compass Rose Lodge. The southeastern commercial area on the east side of Town houses the South Fork Village, the US Post Office, the American Legion, and a parcel due north of the post office that was rezoned to C-1 and back to R-1 in 2019.

3) Agriculture and Open Space

Huntsville originated as a Latter-day Saint agricultural village where the residents lived in town and farmed the surrounding area. Agriculturally available space within the Town boundaries is relatively small (134 acres), currently composed of undeveloped R-1 lots. These areas are mostly used for light agriculture purposes such as gardening, grazing, or maintaining small animals.

4) Institutional, Parks and Recreation

Institutional use (24 acres) refers to public and government buildings, facilities or land (e.g., the library, church, post office, town hall, town maintenance building, etc.),

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and a community park encompassing a square block bounded by 200 to 300 South and 7400 to 7500 East, and an approximately .8-acre field in the SE corner of the block due north of the park. There is also an area zoned RC for private recreation owned by the Ogden Boat Club.

5) Roads

Roads, street right of ways, and alleys comprise the second largest land use in the community, 111 acres (21%). The width for the combination of street and right of way is generally 99 feet, with some 66-foot secondary roads. The width combined with the required building setbacks, increases the overall setback of homes, adding to the open feeling. The width for the paved portion of roads itself varies from 18 to 20 feet depending on the location in town. For example, the paved portion of 100 South (First Street) is wider than the rest of the town's streets because it is the primary road to Pineview Reservoir from State Highway Route 39 and sees heavy use. Many residents use the unpaved portion of the right of way (the verge) as part of their yards. The alleys were originally created to give access to barns, corrals and outbuildings, by providing a 33-foot-wide easement where animals could be driven from home to pasture without using the main streets. Today, they are used by some residents for property access and by the Town and Huntsville Water Works Corporation for utilities (underground culinary and secondary water lines). The Town intends to maintain the streets as they are, with the current width requirements, and without curb and gutter, to maintain the rural feel.

6) Reservoir and Wetland

This area of the Town, comprising 45 acres (8.5%) maintains the overflow volume for Pineview Reservoir. The water level varies from season to season and year to year, creating a wetland type area during times of high water.

7) Shoreline

A small portion of land around Huntsville is shoreline along Pineview Reservoir. Portions of this shoreline attract very large crowds during the summer months.

8) Cemetery

Huntsville's cemetery consists of 9 acres and is located at the tip of the peninsula, which juts out into the reservoir.

9) Landfill

The Town owns 40 acres of land approximately 4 miles east of Town that straddles the South Fork of the Ogden River. A portion on the north side of the river is used for a green waste landfill and 11 acres on the south side of the river is potential buildable land, although it is in the 100-year flood plain. The landfill has been utilized as a licensed Class 4 landfill, which allows dumping yard waste and some approved demolition materials. Currently Town ordinances allow only yard waste. The soil/rock displaced from the holes dug at the landfill have been used as backfill and road base material in Town projects. Yard waste burns are scheduled once a year.

C. Generating Zoning Regulations

The Town land use ordinances are created in coordination between the Town Planning Commission and Town Council and legislated by the Town Council. As identified in 3.B., they contain numerous zones that allow for flexibility with any land that might be annexed by the town. The R-1 (3/4-acre lot minimum) zone requirements reflect the western attitude of allowing for independence and flexibility with the use of private property. The commercial areas are zoned C-1. The C-1 ordinance regulates business types, signage, and lot use issues under a conditional use arrangement. A C-2 zone is under consideration to allow further controlling what types of commercial enterprises can be allowed in commercial zones, especially when surrounded by residential zoning. No site construction is allowed until a building permit is approved. The Building Official cannot issue a building permit if the proposed structure does not conform to the Town land use ordinances. A certificate of occupancy must be applied for along with an application for a building permit. A Building Inspector approved final inspection is required before a house may be occupied.

D. Community Services

1) Transportation

Traffic counts on local roads show a steady increase over the past decade in the number of vehicles using the roads and that Huntsville Town residents account for only a small percentage of daily traffic in the vicinity of the Town. At busy times during the summer season, the congestion at the intersections of Highway 39 and First and Fifth South is extreme. Traffic within the town boundaries has seen a similar increase, with some problems resulting due to speeding in residential areas.

a. Road Maintenance

Huntsville Town obtains its road maintenance monies from the State Class B and Class C Road Funds. This State B & C Fund is maintained by taxes collected from gasoline sales and is distributed by a formula that divides monies among all roads in the state. Different categories of roads receive a specified number of points, which determines how much money can be obtained from the fund. This money must be used for buying road equipment, road materials, maintenance and snow removal expenses, etc. Huntsville Town has received grant or low-cost loan monies in the past to help with its road maintenance. As the roads age and the traffic increases, roads have become the largest budget item in the Huntsville Town budget and future projections are there will not be enough money to maintain the roads in good condition.

b. Pedestrian needs

Walking is a popular pastime in town and poses a conflict at times due to unleashed dogs (see Animal Control). There are no sidewalks in Town and streets are often narrower and very slick in the wintertime.

c. Parking

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The Town has a sign ordinance that specifies the use, type, size, quantity, and location of signs.

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b. Irrigation Water Supply

The Town receives irrigation water from a holding reservoir east of Town fed by the South Fork of the Ogden River. An underground delivery system supplies to water to the Town. The system is owned by the Huntsville Waterworks Corporation, composed primarily of Town residents, but independent of the Town government. Low pressure issues exist on the far west side of Town during busy watering times. Recent drought conditions have not impacted the supply capabilities, but there is a possibility of rationing in the future. Residents are requested to follow a voluntary schedule of days they can water. Metering may become a state requirement and the Town could be forced to comply.

c. Power

The Town obtains electrical power from Rocky Mountain Power. Natural gas is available in Town from a natural gas feeder line paralleling the Trapper's Loop Highway from Mountain Green. A gas regulator station is located east of State Highway Route 39 near the north side of the American Legion building, reducing the gas pressure to 50 psi. Interim High Pressure (IHP) lines were routed throughout the town. At the edge of each property, the IHP line is tapped and fitted to a service line (1/2" to 3/4" diameter at 15 psi, depending on household needs) which is then connected to a gas meter. The lines within the house or structure flow to appliances with four ounces of pressure.

d. Refuge

Huntsville Town contracts refuse disposal to a private company, which picks up containers at each household and exports the refuse to the Weber County Transfer Station who delivers it to the East Carbon County Landfill. The Town recently began a recycling program with a second container provided for recycle materials.

e. Sewage

All homes in Town are currently on individual septic systems. Due to continuing Valley growth, especially around the perimeter of Pineview Reservoir, the State of Utah has been promoting a Valley-wide sewer system to hopefully mitigate a declining Pineview Reservoir water quality. The Ogden Valley Master Plan points out that Weber County is seriously encouraging a Valley-wide sewer district to be instituted in the future. The Huntsville Town Council agreed to conduct a sewer feasibility study that provided recommendations and a draft Wastewater Capital Facilities Plan. After review of the benefits vs. the impacts to Town residents, the Council decided to continue using the current septic systems in the foreseeable future.

4. HUNTSVILLE TOWN ANNEXATION PROCLAMATION

A. Current Development Status of Huntsville Town

Huntsville Town has little say over how surrounding land in Weber County is developed. Being within incorporated Huntsville Town offers residents the opportunity to play a greater role in how property within Town boundaries is developed. Huntsville Town recognizes the majority of open space available for Town growth is east of State Highway Route 39, which roughly circles the Town. Several pieces of Weber County property along Highway 39 to the immediate south of South Fork Village are currently zoned for commercial development. With the building of the US Post Office building on the southwestern corner of the intersection of 500 South and Highway 39, this area was further established as one of two hubs of the Town's future commercial development. A large tract (~72 acres) was recently annexed alongside Highway 39, bounded by Highway 39 where it turns and heads north and 500 South on the south. The annexation also included the Weber County Fire Station on 500 South. Huntsville Town accepts this general area will be one to experience growth, and offers ideal conditions for commercial uses, but will continue to encourage suitable public and commercial development in the traditional commercial center of town, in hopes of maintaining its unique character. A new Town Hall/Community Building is currently under consideration for this area. The Town's character will be reinforced or redefined by what happens at these two critical locations.

The single most expressed desire from Town residents is preserving the small-town character. A critical factor to the Town's future is that the current Town boundaries will keep the Town population under 1000 so a reorganized government would not be required, maintains the character of the Town, would not pressure the Town into annexing land due to islands created by Valley-wide incorporation, and not require major infrastructure upgrades to culinary water or potential sewer system development.

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B. How Extension of Town Services Would Be Financed

Huntsville Town currently receives a tax levy in addition to the amount charged unincorporated property in Ogden Valley. It amounts to approximately .08% of the taxable value (approximately \$300 on an average house). That portion is used to help Huntsville Town finance the services identified in Section 3.D of this document and would be attached to any land annexed into Huntsville Town. In addition, ~~if the impacts required were substantial enough in cost,~~ the Town would levy impact fees on the developers of that land to provide the necessary services, ~~in particular to hookup to the Town's culinary water system.~~ Even if the developer would agree to providing the needed infrastructure, it does not mean the Town would necessarily accept an annexation petition.

C. Huntsville Town Annexation Proclamation

Based on Town survey results, the Town showed a majority preference to remain a small community and only accept an annexation request from nearby land if that status can be

maintained and critical infrastructure (culinary and secondary water, traffic safety, road maintenance, etc.) can be provided without increased burden on current residents. The primary determining factor is Huntsville Town's ability to provide and delivery culinary water, which the Town has limited additional capacity to do so. Prior to any annexation, Huntsville Town will determine if it is feasible to serve the proposed new area with these utilities and other municipal services within a reasonable amount of cost. For areas it does not have the capability to provide municipal services, annexation would not be approved unless the property owners in the area agree to pay impact fees that would allow for the necessary expansion of existing service capabilities. In the case of culinary, that might mean developing a new source of water. All agreements would be formalized in a written Memorandum of Understanding prior to starting the formal annexation process.

Huntsville Town's annexation proclamation boundary is depicted by the black border in Figure One. If the Valley residents outside of Huntsville Town decide to incorporate some portion of the unincorporated area in the Valley, the Town does not desire to be merged into that area. Should any land within Huntsville's Annexation Proclamation Boundary be part of this incorporation effort, it would have to receive the approval of Huntsville Town. The Town desires to preserve its existing grid system layout as much as land conditions and topography allows. The Town further recognizes there are natural sensitivities existing on much of the surrounding undeveloped land and feels it necessary to require appropriate sensitive land studies be conducted to evaluate the impacts of any rezoning or development. Of primary concern are the impacts involving wetlands, water aquifers and floodplains. Should property be annexed into the Town, it would come in with its current zoning if the Town has the same zone. ~~The Town ordinances have similar zones to Weber County but does not have a RE-20 (20,000 sq foot lots) zone. Huntsville Town supports the use of land trusts such as the Ogden Valley Land Trust. No development will be allowed that requires the main vehicular access be off State Highway Route 39 unless safety and traffic concerns are adequately addressed with the Utah Department of Transportation.~~

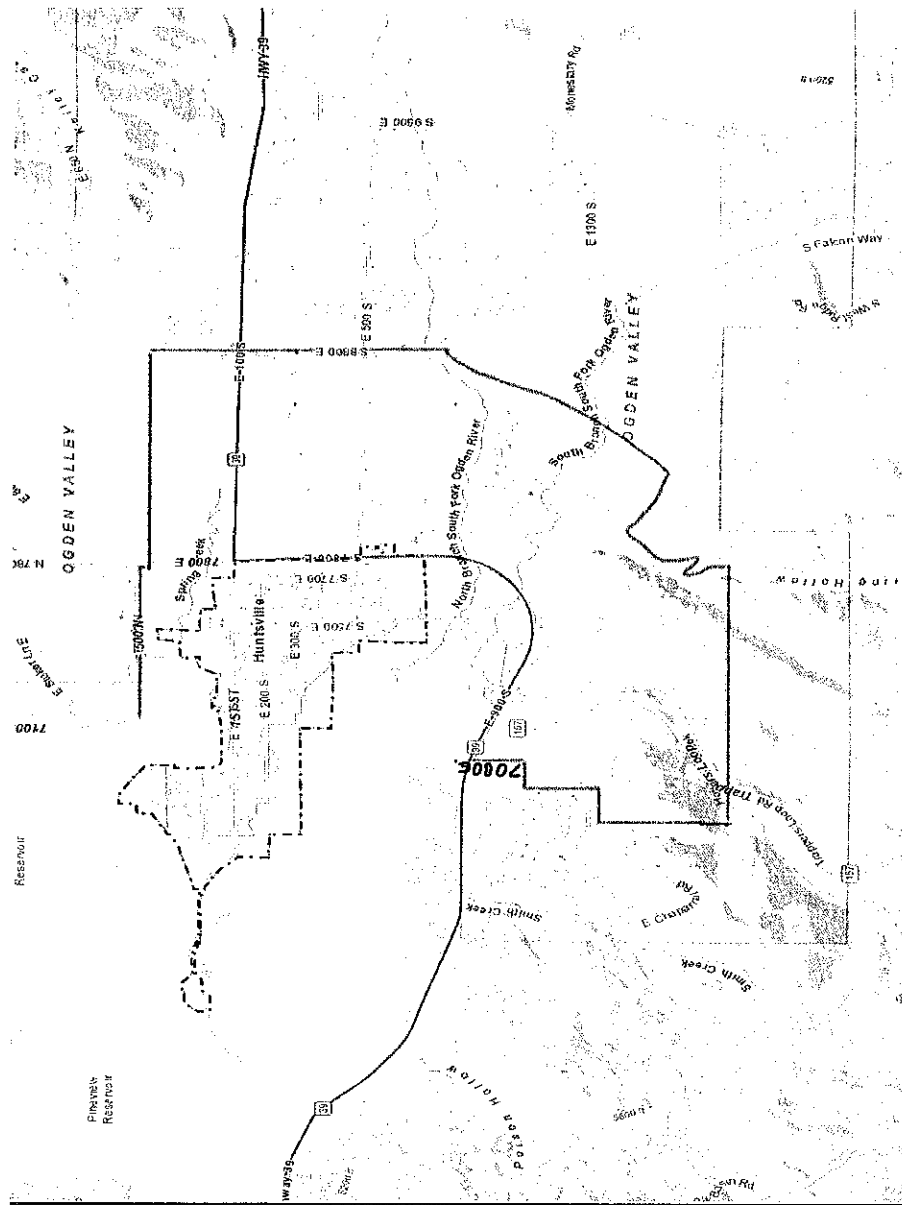


Figure One – Annexation Proclamation (in bold line) with color shading depicting showing approximate land areas that would be considered for for near-term annexation. To Be Revised

ANNEXATION POLICY PLAN

for

HUNTSVILLE, UTAH

Public Hearing Review Version

January 19, 2023

1. HUNTSVILLE TOWN ANNEXATION POSITION

Huntsville Town is a small, semi-rural town located in the Ogden Valley of the State of Utah. With improved transportation access, the rapid growth of Northern Utah, the entire Ogden Valley is experiencing its own rapid growth. This growth is affecting the demographics and lifestyle of the Ogden Valley. While it is impossible to remain a town undergoing no changes, the citizens of Huntsville Town desire to grow in a ~~planned and orderly~~ manner that strives to maintain its' unique character. The Town's architecture is a blend of everything from original pioneer to large, modern home styles. The Town's recent growth reflects the benefits and desirability of life in Ogden Valley with the emergence of large vacation homes and rapid escalation of the average home price. These results are changing the Valley's demographics to that of an older, higher income population (median age in 2020 is 48 years), with many of the newcomers possessing different viewpoints than long term residents on some issues.

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Commented [RG1]: Per Bruce's comment

The Town was originally laid out around a farming/agricultural grid format, with large lots, wide streets, and alleyways. It recognizes the shortage and escalating cost of housing ownership these features entail; but in order to maintain the lifestyle that has made the Town so livable and popular, the Town desires, which is reflected in its General Plan, to continue maintaining the current ordinances that support this desire. The Town recognizes this will place burdens on some residents, but believes it is an unfortunate result of growth that must be accepted to maintain the desired character and lifestyle of the Town. As stated in the Huntsville General Plan, the **primary theme** of the Town's Vision Statement is to preserve as much of this semi-rural character of Huntsville as possible in the coming years. From the General Plan:

Vision Statement for Huntsville Town

Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley and welcome the diversity that new residents offer the Town. The residents are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth via ordinances that encourage and preserve this lifestyle.

Commented [RG2]: Does Bruce have a reword suggestion for "via ordinances"?

This Annexation Policy Plan reflects the Town's position to be open to considering annexation in the future, but under conditions that reflect the planning goals reflected in the Vision Statement and the Huntsville General Plan. **In general, the Town will consider annexation of areas surrounding the Town when such annexation supports the maintenance of its unique and desirable lifestyle. The Annexation Policy Plan herein is intended to reflect this position as it considers annexation in the future under conditions that reflect the planning goals as stated in the Vision Statement and the Huntsville General Plan.**

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Commented [AP3]: This is only a first stab at a general annexation policy. Others can and should refine as needed.

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2. CRITERIA FOR DECISIONS ON FUTURE ANNEXATION

- A. As part of its ongoing effort to anticipate responsible growth, Huntsville Town has identified land adjacent to its present Huntsville Town boundaries that could possibly be annexed, including where some property owners have expressed an interest in possibly becoming a part of Huntsville Town in the future. Areas considered for annexation must fall within the boundary designated for future possible annexation contained in this Huntsville Town Annexation Policy Plan. Even though property proposed for annexation is located within this boundary area ~~the potential annexation area~~, there is no guarantee that any annexation request will be approved by the Huntsville Town Council or that the Town Council would initiate one of its own.
- B. Huntsville Town will determine prior to any annexation if it is feasible to serve the proposed new area with utilities and other municipal services within a reasonable amount of cost and time. The primary determining factor is Huntsville Town's ability to provide and deliver culinary water. The Town has limited additional capacity to do so. For areas it does not have the capability to provide municipal services, annexation would not be approved unless the property owners in the area agree to pay sufficient impact fees that would allow for the necessary expansion of existing service capabilities.
- C. The character of the Huntsville Town community is primarily residential, with a small mix of commercial, recreational, and agricultural. Areas considered for annexation should be compatible with this character.
- D. Annexation will eliminate existing, and not create islands or peninsulas of unincorporated territory. When the determination of a peninsula is in question, the Weber County Surveyor will make the determination.
- E. Areas considered for annexation shall not be located within the corporate limits of another incorporated town, be within another annexation proclamation boundary, or be part of a previously approved annexation petition.
- F. Annexation should prevent overlapping functions of government, promote efficient delivery of services, and encourage the equitable distribution of community resources and obligations.
- G. Annexation should give consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within Huntsville Town, to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within Huntsville Town.

Commented [RG4]: Artie's comment on better wording

3. CURRENT STATUS OF HUNTSVILLE TOWN

A. Physical Description

Huntsville Town is a small community located in the southern part of Ogden Valley, twelve miles east of Ogden City at the head of Ogden Canyon. It is the only incorporated community in Ogden Valley, which offers the residents more direct control over what happens in their immediate surroundings. Two unincorporated communities, Liberty and Eden are located in the north and central regions of the Valley. Most of the Valley's open land is used as pasture; land that is farmed is mostly irrigated fields of alfalfa or small grains. The Town lies on a mostly level terrace on the Eastern Shore of Pineview Reservoir, at an elevation of nearly 5,000 feet. There is a small peninsula jutting into the reservoir on the western edge, which includes the Town cemetery and several very popular swimming beaches and boating launching ramps. The U.S. Forest Service administers the beaches and shoreline as a fee area, subcontracting the operation of concessions and boat launching.

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The incorporated area of Huntsville Town is primarily west of State Highway Route 39. State Highway 39 is a designated scenic highway passing through Ogden Canyon, running south of Pineview reservoir, turning north, and heading east of Huntsville until it intersects with County Road 166 where it turns east again and heads to Monte Cristo and Woodruff in Rich County. County Road 166 follows the northern tip of Pineview and connects with Eden and the North Ogden Pass Road. The intersection of State Highway Route 39 and County Road 166 is one of the busiest in the entire valley. There are only two streets that access the Town, both coming off the north-south running portion of State Highway Route 39, which currently forms a large portion of the eastern Town boundary. All traffic entering or leaving town uses one of these two streets. Most of the town's streets are paved, but alleys running north-south midway through some of the blocks are not. All streets and ~~most of the alleys~~ are owned and maintained by Huntsville Town. To the north, south and east of State Highway Route 39 lies unincorporated Weber County land. To the south is a steep escarpment of about 40 feet, portions of it that are within the 100-year flood plain of the South Fork of the Ogden River. An additional connector road to Huntsville is State Highway Route 167 commonly referred to as Trapper's Loop Highway that winds over mountains to the south and connects the Valley with Mountain Green and Interstate 84 in Morgan County.

Commented [RG5]: Artie's comment on alleys.

Question: are they actually 'maintained' by the Town?

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Weber County's population was 268,369 in July 2022 with a growth rate of nearly 1% per year. According to the U.S. Census, Huntsville's population was 553 in 1970, 557 in 1980, 541 in 1990, 649 in 2000, 608 in 2010 and 645 in 2020. There are approximately 350 dwelling units in Huntsville, with approximately 327 occupied by year-round residents. At this point, the Town is continuing to grow, however the growth has slowed due to the recent recession and is contained by natural and man-made barriers or boundaries. ~~area unless the Town annexes more land.~~ Due to there being few remaining building lots available in Town, unless the Town annexes more land, growth will stagnate, without subdividing. One important consideration of annexation is the

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impact on the Town's population and its effect on the cost of administering and managing the Town and its resources and services. Should Huntsville's population exceed 1000, Utah State law would require a transition to a Class 5 city, which would require a new form of municipal government.

B. Current and Proposed Land Use in Huntsville Town Boundaries

Huntsville Town has nine classes of zoned land use: 1) Residential (R-1), 2) Commercial (C-1), 3) Commercial Resort (CR-1), 4) Agricultural (A-3), 5) Park (P), 6) Shoreline (S), 7) Open Space, 8) Flood Plain (FP), and 9) Recreational (RC). Figure One is a zoning map of the Town that shows currently only the R-1, C-1, AV-3, S-1 and CR-1 zones exist. The potential for a C-2 zone is being considered to allow for uses in certain areas that are not allowed in C-1. Annexation will be considered as an opportunity to gain greater control over the growth in the immediate vicinity of Huntsville Town. No annexation will be undertaken without first assessing the ability to deliver services currently provided to residents and ensuring the potential deficit of revenue against expense to the city is not unreasonable. A 70+ acre parcel of land immediately east of the Town boundaries, bounded on the north by 100 South and on the south by 500 South, was recently annexed with its' existing zoning of A-3.

1) Residential

Although residential land use is by far the largest category of land use, it comprises slightly less than half of the total area (47%). It includes large garden areas, pastures, barns, corrals and other farm or utility out buildings. There are currently no multifamily dwellings, nor do the ordinances allow such. The residential area is zoned as R-1, with a minimum lot requirement of ¼ acre, which dates back to the original Town survey.

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2) Commercial

Commercial zones are located in two areas, the traditional center of town and a strip of land along the southeastern corner of town. The traditional town center is small (8.5 acres) and provides the town with small amount of property and sales tax revenue. This area includes several small stores, the well-known Shooting Star Saloon, a reception hall, a small restaurant, two small Town-owned buildings, a storage barn, and the Compass Rose Lodge. The southeastern commercial area on the east side of Town houses the South Fork Village, the US Post Office, the American Legion, and a parcel due north of the post office that was rezoned to C-1 and back to R-1 in 2019.

3) Agriculture and Open Space

Huntsville originated as a Latter-day Saint agricultural village where the residents lived in town and farmed the surrounding area. Agriculturally available space within the Town boundaries is relatively small (134 acres), currently composed of undeveloped R-1 lots. These areas are mostly used for light agriculture purposes such as gardening, grazing, or maintaining small animals.

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4) Institutional, Parks and Recreation

Institutional use (24 acres) refers to public and government buildings, facilities or land (e.g., the library, church, post office, town hall, town maintenance building, etc.), and a community park encompassing a square block bounded by 200 to 300 South and 7400 to 7500 East, and an approximately .8-acre field in the SE corner of the block due north of the park. There is also an area zoned RC for private recreation owned by the Ogden Boat Club.

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5) Roads

Roads, street right of ways, and alleys comprise the second largest land use in the community, 111 acres (21%). The width for the combination of street and right of way is generally 99 feet, with some 66-foot secondary roads. The width combined with the required building setbacks, increases the overall setback of homes, adding to the open feeling. The width for the paved portion of roads itself varies from 18 to 20 feet depending on the location in town. For example, the paved portion of 100 South (First Street) is wider than the rest of the town's streets because it is the primary road to Pineview Reservoir from State Highway Route 39 and sees heavy use. Many residents use the unpaved portion of the right of way (the verge) as part of their yards. The alleys were originally created to give access to barns, corrals and outbuildings, by providing a 33-foot-wide easement where animals could be driven from home to pasture without using the main streets. Today, they are used by some residents for property access and by the Town and Huntsville Water Works Corporation for utilities (underground culinary and secondary water lines). The Town intends to maintain the streets as they are, with the current width requirements, and without curb and gutter, to maintain the rural feel.

6) Reservoir and Wetland

This area of the Town, comprising 45 acres (8.5%) maintains the overflow volume for Pineview Reservoir. The water level varies from season to season and year to year, creating a wetland type area during times of high water.

7) Shoreline

A small portion of land around Huntsville is shoreline along Pineview Reservoir. Portions of this shoreline attract very large crowds during the summer months.

8) Cemetery

Huntsville's cemetery consists of 9 acres and is located at the tip of the peninsula, which juts out into the reservoir.

9) Landfill

The Town owns 40 acres of land approximately 4 miles east of Town that straddles the South Fork of the Ogden River. A portion on the north side of the river is used for a green waste landfill and 11 acres on the south side of the river is potential buildable land, although it is in the 100-year flood plain. The landfill has been

utilized as a licensed Class 4 landfill, which allows dumping yard waste and some approved demolition materials. Currently Town ordinances allow only yard waste. The soil/rock displaced from the holes dug at the landfill have been used as backfill and road base material in Town projects. Yard waste burns are scheduled once a year.

C. Generating Zoning Regulations

The Town land use ordinances are created in coordination between the Town Planning Commission and Town Council and legislated by the Town Council. As identified in 3.B., they contain numerous zones that allow for flexibility with any land that might be annexed by the town. The R-1 (3/4-acre lot minimum) zone requirements reflect the western attitude of allowing for independence and flexibility with the use of private property. The commercial areas are zoned C-1. The C-1 ordinance regulates business types, signage, and lot use issues under a conditional use arrangement. A C-2 zone is under consideration to allow further controlling what types of commercial enterprises can be allowed in commercial zones, especially when surrounded by residential zoning. No site construction is allowed until a building permit is approved. The Building Official cannot issue a building permit if the proposed structure does not conform to the Town land use ordinances. A certificate of occupancy must be applied for along with an application for a building permit. A Building Inspector approved final inspection is required before a house may be occupied.

D. Community Services

1) Transportation

Traffic counts on local roads show a steady increase over the past decade in the number of vehicles using the roads and that Huntsville Town residents account for only a small percentage of daily traffic in the vicinity of the Town. At busy times during the summer season, the congestion at the intersections of Highway 39 and First and Fifth South is extreme. Traffic within the town boundaries has seen a similar increase, with some problems resulting due to speeding in residential areas.

a. Road Maintenance

Huntsville Town obtains its road maintenance monies from the State Class B and Class C Road Funds. This State B & C Fund is maintained by taxes collected from gasoline sales and is distributed by a formula that divides monies among all roads in the state. Different categories of roads receive a specified number of points, which determines how much money can be obtained from the fund. This money must be used for buying road equipment, road materials, maintenance and snow removal expenses, etc. Huntsville Town has received grant or low-cost loan monies in the past to help with its road maintenance. As the roads age and the traffic increases, roads have become the largest budget item in the Huntsville Town budget and future projections are there will not be enough money to maintain the roads in good condition.

b. Pedestrian needs

Walking is a popular pastime in town and poses a conflict at times due to unleashed dogs (see Animal Control). There are ~~no very few~~ sidewalks in Town and streets are often narrower and very slick in the wintertime.

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The Town receives irrigation water from a holding reservoir east of Town fed by the South Fork of the Ogden River. An underground delivery system supplies to water to the Town. The system is owned by the Huntsville Waterworks Corporation, composed primarily of Town residents, but independent of the Town government. Low pressure issues exist on the far west side of Town during busy watering times. Recent drought conditions have not impacted the supply capabilities, but there is a possibility of rationing in the future. Residents are requested to follow a voluntary schedule of days they can water. Metering may become a state requirement and the Town could be forced to comply.

c. Power

The Town obtains electrical power from Rocky Mountain Power. Natural gas is available in Town from a natural gas feeder line paralleling the Trapper's Loop Highway from Mountain Green. A gas regulator station is located east of State Highway Route 39 near the north side of the American Legion building, reducing the gas pressure to 50 psi. Interim High Pressure (IHP) lines were routed throughout the town. At the edge of each property, the IHP line is tapped and fitted to a service line (1/2" to 3/4" diameter at 15 psi, depending on household needs) which is then connected to a gas meter. The lines within the house or structure flow to appliances with four ounces of pressure.

d. Refuse

Huntsville Town contracts refuse disposal to a private company, which picks up containers at each household and exports the refuse to the Weber County Transfer Station who delivers it to the East Carbon County Landfill. The Town recently began a recycling program with a second container provided for recycle materials.

e. Sewage

All homes in Town are currently on individual septic systems. Due to continuing Valley growth, especially around the perimeter of Pineview Reservoir, the State of Utah has been promoting a Valley-wide sewer system to hopefully mitigate a declining Pineview Reservoir water quality. The Ogden Valley Master Plan points out that Weber County is seriously

encouraging a Valley-wide sewer district to be instituted in the future. The Huntsville Town Council agreed to conduct a sewer feasibility study that provided recommendations and a draft Wastewater Capital Facilities Plan. After review of the benefits ~~vs. and the impacts to~~ Town residents, the Council decided to continue using the current septic systems ~~for in~~ the foreseeable future.

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4. HUNTSVILLE TOWN ANNEXATION PROCLAMATION

A. Current Development Status of Huntsville Town

~~Huntsville Town has little say over how surrounding land in Weber County is developed. Being within incorporated Huntsville Town offers residents the opportunity to play a greater role in how property within Town boundaries is developed.~~ Huntsville Town recognizes the majority of open space available for Town growth is east of State Highway Route 39, which roughly circles the Town. Several pieces of Weber County property along Highway 39 to the immediate south of South Fork Village are currently zoned for commercial development. With the building of the US Post Office building on the southwestern corner of the intersection of 500 South and Highway 39, this area was further established as one of two hubs of the Town's future commercial development. A large tract (~72 acres) was recently annexed alongside Highway 39, bounded by Highway 39 where it turns and heads north and 500 South on the south. The annexation also included the Weber County Fire Station on 500 South. Huntsville Town accepts this general area will be one to experience growth, and offers ideal conditions for commercial uses, but will continue to encourage suitable public and commercial development in the traditional commercial center of town, in hopes of maintaining it's unique character. A new Town Hall/Community Building is currently under consideration for this area. The Town's character will be reinforced or redefined by what happens at these two critical locations.

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The single most expressed desire from Town residents is preserving the small-town character. A critical factor to the Town's future is that the current Town boundaries will keep the Town population under 1000 so a reorganized government would not be required, maintains the character of the Town, would not pressure the Town into annexing land due to islands created by Valley-wide incorporation, and not require major infrastructure upgrades to culinary water or potential sewer system development.

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B. How Extension of Town Services Would Be Financed

Huntsville Town currently receives a tax levy in addition to the amount charged unincorporated property in Ogden Valley. It amounts to approximately .08% of the taxable value (approximately \$300 on an average house). That portion is used to help Huntsville Town finance the services identified in Section 3.D of this document and would be attached to any land annexed into Huntsville Town. In addition, ~~if the impacts required were substantial enough in cost,~~ the Town would levy impact fees on the

developers of that land to provide the necessary services, ~~in particular to hookup to the Town's culinary water system.~~ Even if the developer would agree to providing the needed infrastructure, it does not mean the Town would necessarily accept an annexation petition.

C. Huntsville Town Annexation Proclamation

Huntsville Town has little say over how surrounding land in Weber County is developed. Being within incorporated Huntsville Town offers residents the opportunity to play a greater role in how property within Town boundaries is developed.

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Based on Town survey results, the Town showed a majority preference to remain a small community and only accept an annexation request from nearby land if that status can be maintained and critical infrastructure (culinary and secondary water, traffic safety, road maintenance, etc.) can be provided without increased burden on current residents. The primary determining factor is Huntsville Town's ability to provide and delivery culinary water, which the Town has limited additional capacity to do so. Prior to any annexation, Huntsville Town will determine if it is feasible to serve the proposed new area with these utilities and other municipal services within a reasonable amount of cost. For areas it does not have the capability to provide municipal services, annexation would not be approved unless the property owners in the area agree to pay impact fees that would allow for the necessary expansion of existing service capabilities. In the case of culinary, that might mean developing a new source of water. All agreements would be formalized in a written Memorandum of Understanding prior to starting the formal annexation process.

Huntsville Town's annexation proclamation boundary is depicted by the black border in Figure One. If the Valley residents outside of Huntsville Town decide to incorporate some portion of the unincorporated area in the Valley, the Town does not desire to be merged into that area. Should any land within Huntsville's Annexation Proclamation Boundary be part of this incorporation effort, it would have to receive the approval of Huntsville Town. The Town desires to preserve its existing grid system layout as much as land conditions and topography allows. The Town further recognizes there are natural sensitivities existing on much of the surrounding undeveloped land and feels it necessary to require appropriate sensitive land studies be conducted to evaluate the impacts of any rezoning or development. Of primary concern are the impacts involving wetlands, water aquifers and floodplains. Should property be annexed into the Town, it would come in with its current zoning ~~if the Town has the same zone. The Town ordinances have similar zones to Weber County but does not have a RE 20 (20,000 sq foot lots) zone.~~ Huntsville Town supports the use of land trusts such as the Ogden Valley Land Trust. ~~No development will be allowed that requires the main vehicular access be off State Highway Route 39 unless safety and traffic concerns are adequately addressed with the Utah Department of Transportation.~~

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Bruce suggests deleting support of OV Land Trust if we reinstate.

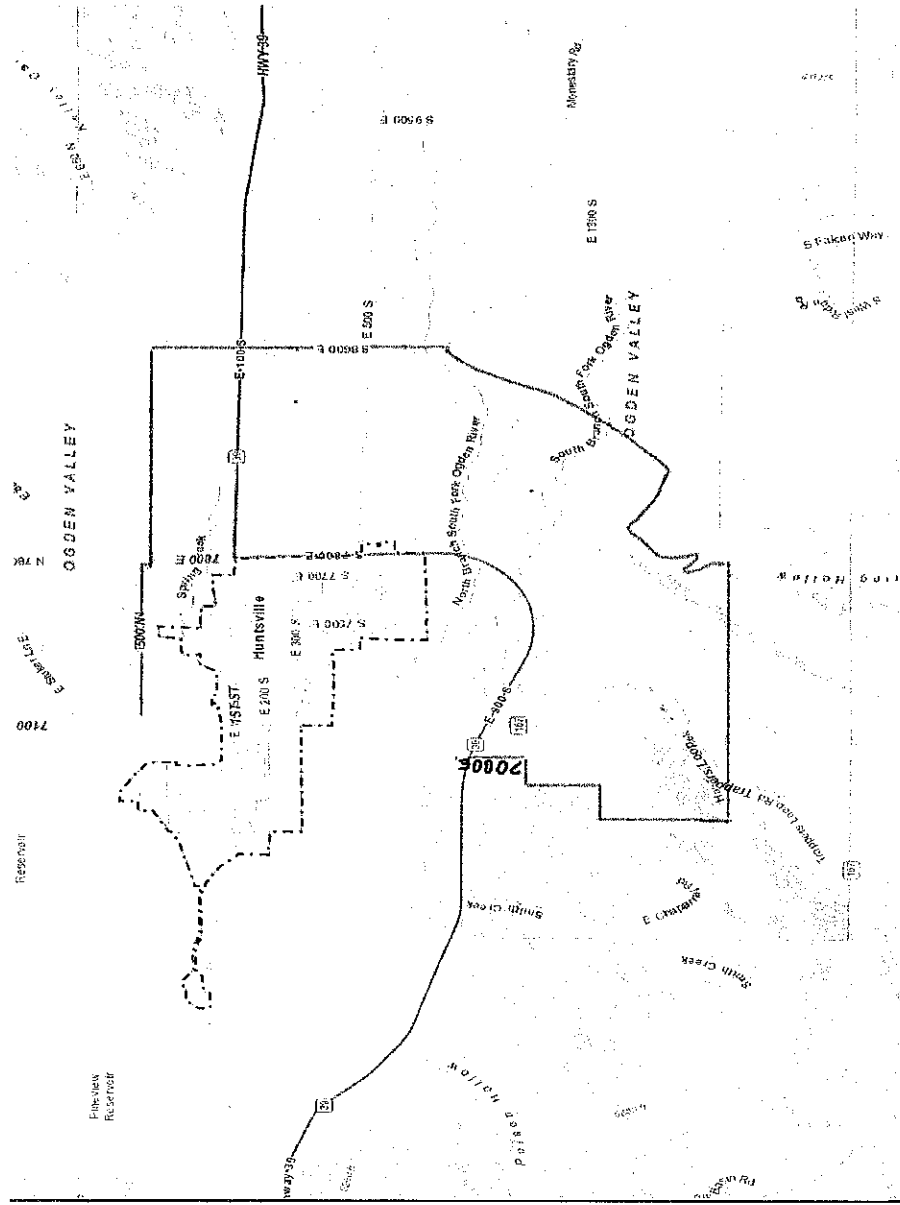
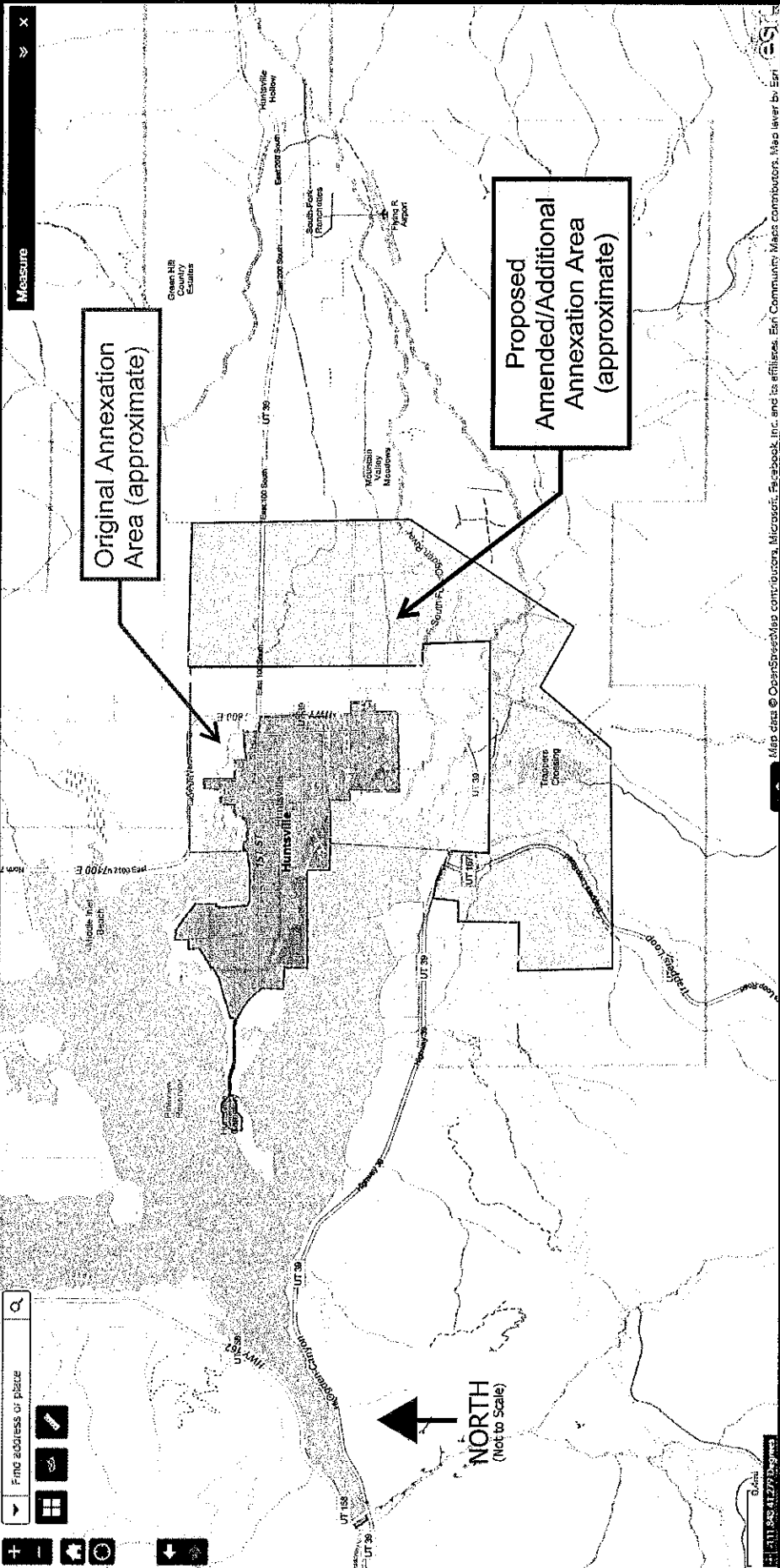


Figure One – Annexation Proclamation (in bold line) with color shading depicting showing approximate land areas that would be considered for for near-term annexation. To Be Revised



GENERAL PLAN

for

HUNTSVILLE TOWN, UTAH

Public Hearing Review Version

The Utah State law requires every community to adopt a general plan that states the present and future needs of a town and plans for the growth and development on the lands within that town. This general plan outlines the objectives selected for guiding Huntsville Town's future development. In this regard, it reflects the present and predicted future needs and desires of the residents of Huntsville as expressed in a comprehensive survey in regard to the community's growth and development of its land.

This plan is organized to:

- 1) State a Town **vision statement**,
- 2) Break that vision statement into **objectives**,
- 3) Describe the **current status** of Huntsville Town,
- 4) State the **general approach selected** to meet the objectives.

January 2023

1. HUNTSVILLE TOWN VISION STATEMENT

Huntsville Town is a small, semi-rural town located in the Ogden Valley of the State of Utah. With improved transportation access, and the rapid growth of Northern Utah, the entire Ogden Valley is experiencing its own rapid growth. This growth is affecting the demographics and lifestyle of the Ogden Valley. While it is impossible to remain a town undergoing no changes, the citizens of Huntsville Town desire to grow in a planned and orderly manner that strives to maintain its' unique character. The Town's architecture is a blend of everything from original pioneer to large, modern home styles. The Town's recent growth reflects the benefits and desirability of life in Ogden Valley with the emergence of large vacation homes and the rapid escalation of the average home price. These results are changing the Valley's demographics to that of an older, higher income population (median age in 2020 is 48 years), with many of the newcomers possessing different viewpoints than long term residents on some issues.

The most striking feature of the Town is generally considered to be the visual perspective given via the large lots, deep house setbacks, and no curb and gutter, which combined with numerous trees and varieties of vegetation, imparts a quiet village atmosphere. The small, quaint downtown, large central park and surrounding mountain vistas provide the feelings that come from a spacious, comfortable, western country living environment. The Town's character has been deeply influenced by the pioneer spirit, tolerance for and support of individual rights and sense of working together for the common good. It is not uncommon to see people on horseback on the streets, or to spot migrating birds or even an occasional deer or moose. The Town was originally laid out around a farming/agricultural grid format, with large lots, wide streets, and alleyways. It recognizes the shortage and escalating cost of housing ownership these features entail; but in order to maintain the lifestyle that has made the Town so livable and popular, the Town desires to continue maintaining the current regulations of a single family on a lot and no overnight rentals. The Town recognizes this will place burdens on some residents, but believes it is an unfortunate result of growth that must be accepted to maintain the desired lifestyle.

Therefore, the **primary theme** of the Vision Statement is to preserve as much of this semi-rural character of Huntsville as possible in the coming years. A resident survey result emphasized that this is the essence of Huntsville Town and that residents want to preserve this character.

Vision Statement for Huntsville Town

Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley and welcome the diversity that new residents offer the Town. The residents are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth via ordinances that encourage and preserve this lifestyle.

3. CURRENT STATUS OF HUNTSVILLE TOWN

3.1 Physical Description

Huntsville Town is a small community located in the southern part of Ogden Valley, twelve miles east of Ogden City near the head of Ogden Canyon. It is the only incorporated community in Ogden Valley, which offers the residents more direct control over what happens in their immediate surroundings. Two unincorporated communities, Liberty and Eden are located in the north and central regions of the Valley. Most of the Valley's open land is used as pasture; land that is farmed is mostly irrigated fields of alfalfa or small grains. The Town lies on a mostly level terrace on the Eastern Shore of Pineview Reservoir, at an elevation of nearly 5,000 feet. There is a small peninsula jutting into the reservoir on the western edge of town, which includes the town cemetery, several very popular swimming beaches, and boat launching ramps. The U.S. Forest Service administers the beaches and shoreline as a fee area, subcontracting the operation of concessions and boat launching.

The incorporated area of Huntsville Town is primarily west of State Highway Route 39, a designated scenic highway passing through Ogden Canyon, running south of Pineview Reservoir, turning north and heading east of Huntsville Town until it intersects with County Road 166 where it turns east again and heads to Monte Cristo and Woodruff in Rich County. County Road 166 follows the northern half of Pineview Reservoir and connects with Eden and the North Ogden Pass Road. The intersection of State Highway Route 39 and County Road 166 is one of the busiest in the entire valley. There are only two streets that access the Town, both coming off the north-south running portion of State Highway Route 39, which currently forms a large portion of the eastern Town boundary. All traffic entering or leaving town uses one of these two streets, both which are very busy during the summer season. The Town's streets are paved, but alleys running north-south midway through some of the blocks are not. All streets and alleys are owned and maintained by the Town. To the north, south and east of State Highway Route 39 lies unincorporated Weber County land. To the south is a steep escarpment of about 40 feet, portions of it that are within the 100-year flood plain of the South Fork of the Ogden River. An additional connector road to Ogden Valley is State Highway Route 167 commonly referred to as Trapper's Loop Highway that winds over the mountains to the south and connects the Valley with Mountain Green and Interstate 84 in Morgan County.

Weber County's population was 268,369 in July 2022, with a growth rate of nearly 1% per year. According to the U.S. Census, Huntsville Town's population was 553 in 1970, 557 in 1980, 541 in 1990, 649 in 2000, 608 in 2010 and 645 in 2020. As of the date of this document, there are approximately 350 dwelling units in Huntsville Town, with approximately 327 occupied by year-round residents. At this point, the Town is continuing to grow at a slow pace due to a shortage of moderate-cost vacant lots, there being few remaining building lots available in Town without resorting to subdividing. Should Huntsville's population exceed 1000, Utah State law would require a transition to a Class 5 city, which would require a new form of municipal government.

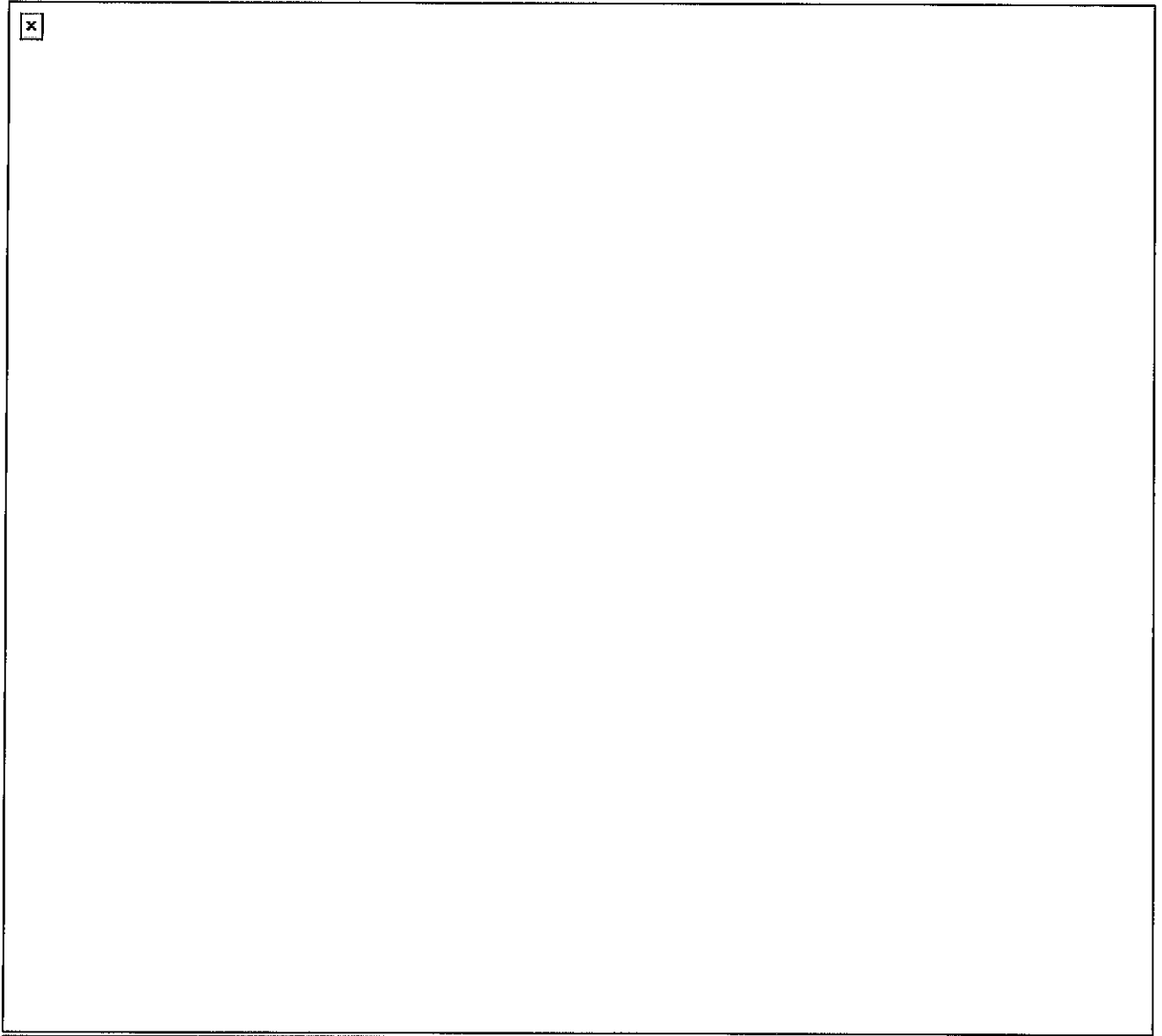


Figure One – Huntsville Town Zoning

disputes, non-conformances, etc. exist on the property. This information is available to the public via the Town Clerk. The residential area includes two buildings listed on the State Register of Historic buildings. They are the birthplace and home of David O. McKay, former President and Prophet of the Church of Jesus Christ of Latter-Day Saints, located at the corner of 200 South and 7600 East and the “Valley House” at 200 South and 7318 East, now a bed and breakfast inn.

3.2.2 Commercial

Commercial zones are located in two areas, the traditional center of town and land along the southeastern corner of Town. The traditional town center is small (8.5 acres) and provides the

3.2.7 Shoreline

A small portion of land around Huntsville is shoreline along Pineview Reservoir. Portions of this shoreline attract very large crowds during the summer months.

3.2.8 Cemetery

Huntsville's cemetery consists of 9 acres and is located at the tip of the peninsula, which juts out into the reservoir.

3.2.9 Landfill

The Town owns 40 acres of land approximately 4 miles east of Town that straddles the South Fork of the Ogden River. A portion on the north side of the river is used for a green waste landfill and 11 acres on the south side of the river is potential buildable land, although it is in the 100-year flood plain. The landfill has been utilized as a licensed Class 4 landfill, which allows dumping yard waste and some approved demolition materials. Currently Town ordinances allow only yard waste. The soil/rock displaced from the holes dug at the landfill have been used as backfill and road base material in Town projects. Yard waste burns are scheduled once a year.

3.2.10 Water Treatment Plant

The Town added a water treatment plant to its culinary water system in 2000, with a 1,000,000-gallon storage reservoir. The plant uses inline filtration and chlorine injection to provide excellent quality water to the community and a few customers outside of Town that purchase Town water in an exchange arrangement for easements necessary to run piping from the treatment plant to the Town.

3.3 Generating Zoning Regulations

The Town land use ordinances are created in coordination between the Town Planning Commission and Town Council and legislated by the Town Council. Current land usage in Huntsville Town consists of property zoned in three of the nine zones, Residential, Commercial and Recreational. As mentioned in paragraph 3.2. above, with the exception of three commercial zones, a newly annexed A-3 development, two small S-1 zones and one CR-1 commercial resort zone, the entire town is zoned R-1. The Town land use ordinances contain additional zones that allow for flexibility with any land that might be annexed by the town. The R-1 (3/4-acre lot minimum) zone requirements reflect the western attitude of allowing for independence and flexibility with the use of private property. The commercial areas are zoned C-1. The C-1 ordinance regulates business types, signage, and lot use issues under a conditional use arrangement. A C-2 zone is under consideration to allow further controlling what types of commercial enterprises can be allowed in commercial zones, especially when surrounded by residential zoning. ~~Figure One is the current zoning map that also identifies the immediately adjacent areas to Huntsville Town that might possibly be annexed in the future. It reflects the recently annexed section of land immediately east of Highway 39.~~

b. Pedestrian needs

Walking is a popular pastime in Town and poses a conflict at times due to unleashed dogs (see Animal Control). There are no sidewalks in Town and streets are often narrower and very slick in the wintertime.

c. Parking

There are no Town parking lots. The LDS church building in the center of town and the streets around the Town Park are used to park vehicles during large events, such as the Fourth of July. The Town has considered using a lot it owns across the street to the east of the Weber County Library for additional parking should the need arise in the future. The Town has an ordinance that does not allow camping in vehicles overnight on public streets. During the summer season, visitors to the reservoir often park on Town streets and walk to gain access to the water or the facilities at Cemetery Point to avoid paying an entrance fee. This creates issues with trash, sanitation, vandalism, trespassing, and traffic congestion. The Town has passed a parking ordinance and now posts 'No Parking' signs around town that don't allow for reservoir visitor parking during the busy reservoir usage season.

3.4.2 Public Safety

a. Law Enforcement

Huntsville contracts with the Weber County Sheriff's Office for police protection. The Weber County Sheriff offers a wide range of resources, especially backup officers for the occasional large crowds experienced during summer (May through September) recreational activities. Crime has traditionally been non-violent and infrequent, but with the increase in expensive, often vacant homes in the Valley, burglary has increased. The Town has occasionally contracted a part-time Ordinance Control Officer to aid in dealing with ordinance enforcement, primarily nuisance, animal control and land use issues. A Volunteer in Policing Program (VIPS) supports the Weber County Sheriff's Office by training volunteers to help patrol Ogden Valley.

b. Fire

Huntsville Town chose to be annexed into the Weber Fire District and contracts with them for emergency services. A new fire station recently opened several blocks east of Town. The response time to Huntsville Town from this station is approximately 1-2 minutes, while crews traveling from Ogden City take approximately 15-20 minutes depending on urgency and location of the emergency. Some Town alleyways are illegally blocked to an extent that they would prevent fire vehicles from getting close to buildings.

c. Animal Control.

At the present time, Huntsville Town employs Weber County Animal Control to handle domestic animal control concerns within the Town, supplemented by an Ordinance Control Officer. Huntsville Town has a dog leash requirement in its Animal Control ordinance that

b. Irrigation Water Supply

The Town receives irrigation water from a holding reservoir east of Town fed by the South Fork of the Ogden River. An underground delivery system supplies to water to the Town. The system is owned by the Huntsville Waterworks Corporation, composed primarily of Town residents, but independent of the Town government. Low pressure issues exist on the far west side of Town during busy watering times. Recent drought conditions have not impacted the supply capabilities, but there is a possibility of rationing in the future. Residents are requested to follow a voluntary schedule of days they can water. Metering may become a state requirement and the Town could be forced to comply.

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e. Sewage

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3.5 Environment

3.5.1 Soils

Huntsville Town contains three major soil types as defined by the US Soil conservation Service-Utaha cobbly loam, warm (UbA), Phoebe fine sandy loam (PhA); and Parley's loam, high rainfall (PaA). Soils are important to the future development of Huntsville because of their permeability or absorption rate, surface runoff, rate of erosion, and depth of the soil to the water table. The Utaha cobbly loam, warm is a soil type formed by

hazard. Septic tanks can also pose a threat to water quality. The Ostler-Casey complex occurs along the foothills of the mountains along State Highway Route 39 near the intersection with SR 167. Because it is a soil formed on the sides of mountains and foothills, it is susceptible of high erosion and slippage. Roads built in this area must conform to the low load capacity, and therefore high-density urban development is unlikely. Its location on the mountain makes it an excellent possibility for water storage; however, cesspools or septic tanks should not be used in this area.

3.5.2 Climate

Because of its location in a 4940 ft mountain valley, Huntsville's climate is slightly different than that of Ogden City. Ogden Valley receives on average about 30 inches of precipitation a year, most of it as snow. During the spring and winter, cold mountain air frequently settles into the valley, creating a temperature inversion with temperatures that often dip well below zero. The coldest month is January with an average temperature of about 17 degrees Fahrenheit. Snow can occur anytime from September to early May, and heavy snowstorms have closed access to Ogden Canyon for several hours. Despite the cold winters, Huntsville does enjoy a warm summer. The frost-free season of approximately 110 days makes it difficult to grow temperature sensitive fruits and vegetables. July is the warmest month when the temperature averages 70 degrees.

a. Air Quality

The State of Utah Division of Air Quality is part of the Utah Department of Environmental Quality. Huntsville air quality must meet the standards set for Weber County, and the Federal government, which has not been a problem to date, although poor quality air from west of the Wasatch Mountains occasionally enters the Valley. Reduced use of wood as a primary source of winter heat has reduced the particulate emissions, which result. Since Huntsville residents register their cars with Weber County, they are required to pass vehicle exhaust emission standards.

3.5.3 Sensitive Areas

a. Wetlands

Jurisdiction and management of wetlands are dependent upon the U.S. Army Corps of Engineers. Wetlands can become centers of controversy and therefore it is very important that the Corps of Engineers is contacted before development on any questionable land begins. The Corps has the right to condemn any structure or use that is not in accordance with wetland legislation. They also have the power to coordinate a mitigation plan with the property owner, e.g., replacing a wetlands spot by creating a similar wetlands area on another part of their property.

A small stream runs through pastureland in the northeast corner of the Town and eventually joins the Huntsville Spring Creek on its way to Pineview Reservoir. Since the area there is very flat and is inundated with water most of the year, this pasture classifies as a wetland. The North Branch of the South Fork of the Ogden River, which lies in a floodplain south of Town, also might be classified as wetland. If annexation of either area was to occur, care

- d. Enterprise funds (water and refuge). These are handled in separate funds and used for capital improvements and future infrastructure maintenance. The funds are supported by the rates charged for culinary water and based on the actual cost to produce plus an allotment that goes towards growing these funds such that the adequate amount is available when needed.
- e. Fines and penalties. The Huntsville Town council assigns fines and penalties via ordinance actions.
- f. Donations, grants, 4th of July, and Huntsville Utah Marathon. The marathon, which is a Valley-wide collaboration, has been a very successful endeavor and resulted in a significant revenue source for the Town. It was suspended due to the Covid pandemic, and it is undetermined if it will be continued in the future.

traffic concerns are adequately addressed with the Utah Department of Transportation. Even if the developer would agree to providing the needed infrastructure, it does not mean the Town would necessarily accept an annexation petition. Based on Town survey results, the Town showed a majority preference to remain a small community and only accept an annexation request from nearby land if that status can be maintained and critical infrastructure (culinary and secondary water, traffic safety, road maintenance, etc.) can be provided without increased burden on current residents. The primary determining factor is Huntsville Town's ability to provide and delivery culinary water, which the Town has limited additional capacity to do so. Prior to any annexation, Huntsville Town will determine if it is feasible to serve the proposed new area with these utilities and other municipal services within a reasonable amount of cost. For areas it does not have the capability to provide municipal services, annexation would not be approved unless the property owners in the area agree to pay impact fees that would allow for the necessary expansion of existing service capabilities. In the case of culinary, that might mean developing a new source of water. All agreements would be formalized in a written Memorandum of Understanding prior to starting the formal annexation process.

A critical factor to the Town's future is that the current Town boundaries will keep the Town population under 1000 so a reorganized government would not be required, maintains the character of the Town, would not pressure the Town into annexing land due to islands created by Valley-wide incorporation, and not require major infrastructure upgrades to culinary water or potential sewer system development.

4.1.2 Three Critical Locations That Will Affect the Town's Future Character

4.1.2.1 Several pieces of Weber County property along the east side of Highway 39 to the immediate south of South Fork Village are currently zoned as commercial by Weber County. With the building of the US Postal facility on the southwestern corner of the intersection of 500 South and Highway 39, this area was further established as one of two future hubs of the Town's commercial development. This area has been identified by Weber County as a potential receiving zone for transferred development rights. The Town does not have an ordinance allowing transferring development rights. The Town is not in favor of a ~~rezone to~~ long commercial and one long strip mall-type spread along Highway 39, rather believing that this land would best be developed with a mix of residential, commercial, and open spaces in park-type uses. ~~The northern portion of land has been purchased, annexed and is under development for 3-acre residential lots, allowing for approximately 20 large homes.~~

4.1.2.2 The area immediately south of the current Town boundary and west of Highway 39 has been proposed to the Town for annexation and development in the past, although the current owners have stated they are not interested in development. This area contains areas zoned RE-20 and S-1 in Weber County and incorporates a FEMA-designated flood plain. Any development would require careful planning to accommodate the natural features that do not lend to easy development. Due to the increased infrastructure and management costs that would result on behalf of the Town, the Town has not annexed the land.

4.1.2.3 Huntsville Town will continue to encourage suitable public and commercial development in the historic commercial center of Town, with a goal of maintaining its unique character. The

maintaining a cooperative relationship with the State Division of Wildlife Resources and Army Corp of Engineers to foster continuing a sustainable wetlands and wildlife populations.

4.2.2 Trails

Huntsville Town believes that trail systems support improved quality of life through better health and enjoyment of our natural resources. The Town supports participation in groups promoting the development of trail systems throughout Ogden Valley. The Town received a RAMP grant and in cooperation with the Trails Foundation of Northern Utah, built a trailhead kiosk in the SE corner of the field just north of the Town park. The Town also added a restroom facility to the park playground in the NE corner of the park. The Pineview Loop trail now routes through Town including the kiosk as a trailhead/parking location and the Winter's Grove trail on the southwest boundary of the Town.

4.3 Increasing Community Involvement of Residents

A broad range of skills exist within the Town's citizenry. Huntsville Town encourages greater involvement of its citizenry in helping to achieve our mutual goals and supports efforts to foster community service, good will, spirit, etc. Many of the amenities that exist in Town would not have been possible without the gracious donation of citizens' time and skills. The annual Fourth of July celebration is well known throughout Northern Utah as an example of a community that lives and plays together. The Huntsville Marathon has been a resounding success, involving many residents, and hopes to continue to be a perennial standout event. The Town supports the fostering of activities such as this that brings citizens together in a mutually beneficial manner but with some restrictions on the quantity and size of such events. Essential in this effort is communications to the populace and the Town is maintaining a website and email list for announcements regarding Town events, activities, etc. The Town also utilizes a newsletter in the water bill, and the local newspaper, the Ogden Valley News, for communications to the larger Ogden Valley populace.

4.4 Optimizing the Quality of Public Facilities and Services

Public facilities are important to the residents of Huntsville Town. The Town plans to maintain, improve and develop new facilities in a prudent manner and as budgets allow. The Town maintenance buildings west of the library were replaced with a new Maintenance building funded by a CBDG grant on the northeast corner of the former Valley Elementary school property purchased by the Town. The old maintenance facility was acquired by the Weber County Library System to use the land for enlarging their current facilities. The Town park continues to see frequent use and an investigation is underway to explore the possibility of running the power lines underground alongside the park to avoid having to cut trees for line clearance.

4.4.1 Sewage

The Ogden Valley General Plan identifies the possibility of a valley-wide sewage system in the future. The Huntsville Town Council recognized that prudent planning required a detailed definition of the issues and impacts involved. The Town Council, in coordination with the Weber County Commission, agreed to conducting a wastewater collection and treatment capital facilities study, completed in 2012. Due to the enormous impact on residents and indefinite

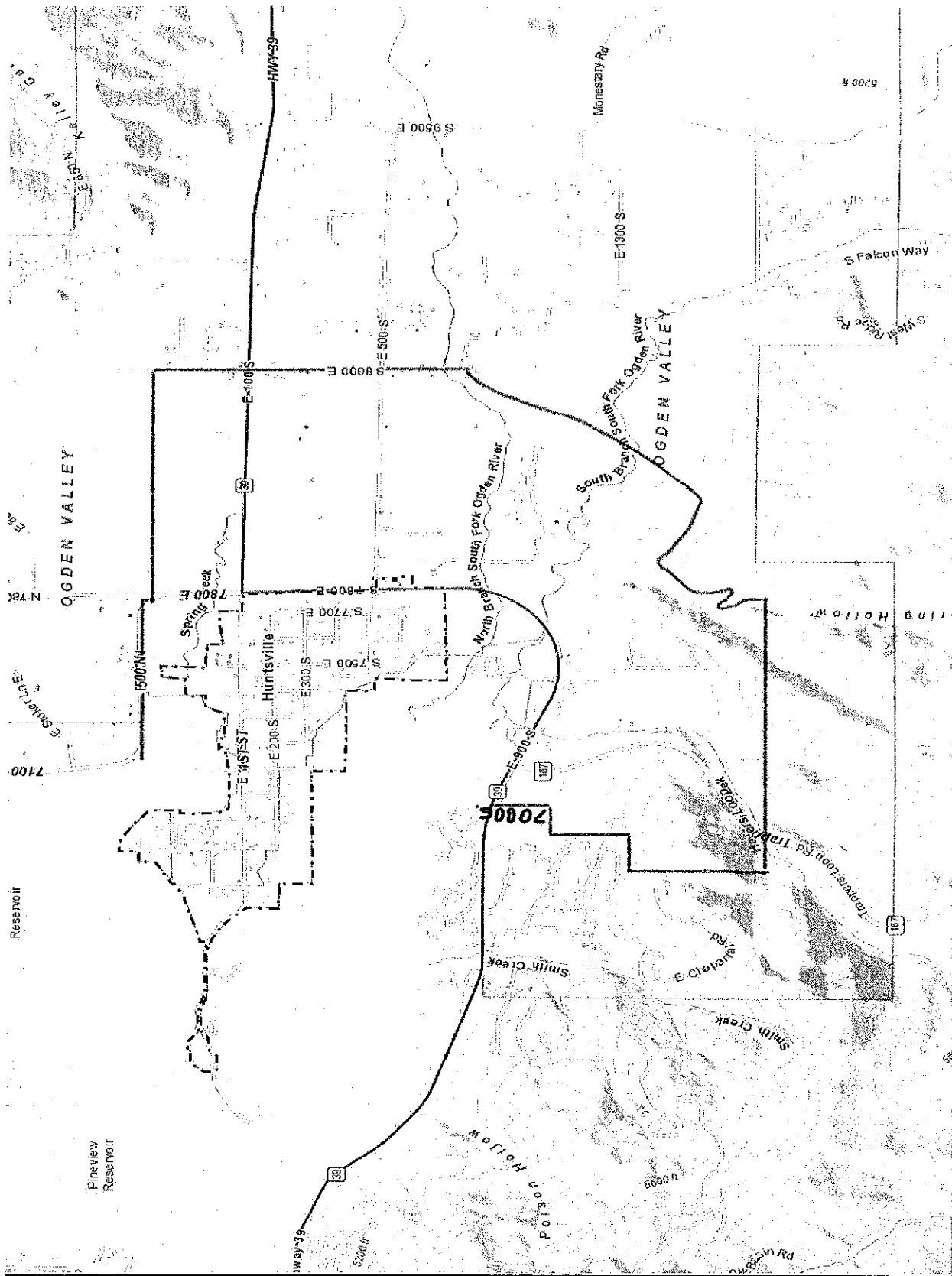


Figure Two – Annexation Proclamation depicting approximate land areas that might be considered for future annexation. To Be Revised

**HUNTSVILLE TOWN
RESOLUTION 2023-1-19**

**A RESOLUTION ESTABLISHING COMMERCIAL GARBAGE RATES FOR
HUNTSVILLE TOWN**

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

WHEREAS, Utah State Title 10-3-717 allows the governing body of Huntsville Town to exercise all administrative powers by resolution including establishing water and sewer rates; establishing charges for garbage collection and fees charged for municipal services; establishing personnel policies and guidelines; and regulating the use and operation of municipal property;

WHEREAS, Econo Waste is proposing increased rates for 2023 consistent with the terms of the long standing contract;

WHEREAS, the Town established a rate of \$11.00 per month for the first garbage can in June 2006 and \$ 5.50 for the second can;

WHEREAS, the Town raised that rate to \$12.00 per month for the first garbage can in June 2008 and \$6.00 per month for the second can;

WHEREAS, the Town added recycling charges for \$4.00 per month in November 2009;

WHEREAS, the Town increased garbage rates for first cans to \$12.50 per month in January 2018;

WHEREAS, the Town increased commercial garbage rates to \$15.00 per month per can for commercial businesses in January 2022 due to the increase charges for Econo Waste;

WHEREAS, the Town desires to increase garbage and recycling rates that recover the costs of providing garbage and recycling service to Town residents and other culinary customers .

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

Section 1: Repealer. This resolution supersedes any and all previously adopted garbage and recycling fee schedules and shall not make invalid any other fees associated with garbage and recycling service or operations.

Section 2: Amendment. The Huntsville Town garbage and recycling rates are amended as follows.

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

1. The rate for one commercial GARBAGE can is established at \$_____ per month, per can.
2. The rate for the first residential GARBAGE can is established at \$_____ per month, per can.
3. The rate for additional residential GARBAGE cans is established at \$_____ per month, per can.
4. The rate for one RECYCLING can is established at \$_____ per month, per can.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Kevin Anderson				
CM Sandy Hunter				
CM Artie Powell				
CM Bruce Ahlstrom				

PASSED AND ADOPTED by the Town Council on this 19th day of January, 2023.

RICHARD SORENSEN, Mayor

ATTEST:

BECKKI ENDICOTT, Clerk

RECORDED this 19th day of January, 2023.

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 of Huntsville Town, hereby certify that foregoing resolution was duly passed and published, or posted at 1) Town Hall 2) www.huntsvilletown.com 3) pmn.gov

Huntsville Town Clerk

DATE: _____



January 19, 2023

Mailing Address

P.O. Box 267
Huntsville, UT 84317

Phone

801.745.3420

Fax

801.745.1792

Web

www.huntsvilletown.com

Mayor

Richard L. Sorensen

Town Council

Kevin Anderson
Bruce Ahlstrom
Sandy Hunter
Artie Powell

Town Clerk/Recorder

Beckki Endicott

Treasurer

Sheree Evans

Attorney

Bill Morris

To: Huntsville Town Council

Submitted By: Beckki Endicott, Clerk

Subject: Business License for Nathan Zeleznick, 6775 East 200 North, Huntsville

Background: Nathan Zeleznick is seeking a home business license for his business Inner Wisdom system, Inc. Mr. Zeleznick teaches a special form of meditation, energy work, breathwork, and sensory development passed down to him from a royal family in Java, Indonesia.

Mr. Zeleznick does not have a physical training location. He travels to national and international locations to provide training. He conducts all administrative and online business from the home address above.

Recommendation: To approve a home business license

Motion: To approve/not approve a home business license for Nathan Zeleznick for Inner Wisdom system, Inc.

Action:

Motion:

Second:

Mayor Sorensen:

Bruce Ahlstrom:

Kevin Anderson

Sandy Hunter:

Artie Powell:



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Treasurer

Sheree Evans

Attorney

Bill Morris

Nomination and offer of Appointment

In accordance with Utah Code Annotated 10-3-827, 1953, as amended, the mayor of Huntsville Town, Richard L. Sorensen, with the advice of the Town Council hereby nominates Amanda Sieradzki Hessenauer for appointment for the position of Huntsville Planning Commission Alternate. The term is set to expire in January 2024.

Dated this 19th of November 2023

Richard Sorensen, Huntsville Town Mayor

Attest:

Beckki Endicott, Huntsville Town Clerk

Acceptance

I, Amanda Sieradzki Hessenauer, accept this nomination and any appointment for the same as indicated above.

Dated this 19th of January 2023

Appointee

Advice and Consent for Appointment

The Huntsville Town Council, hereby certify that the appointment of Amanda Sieradzki Hessenauer was duly approved with the advice and consent of the Town Council at its regular meeting on this 19th of January, 2023.



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Town Council

Kevin Anderson
Bruce Ahlstrom
Sandy Hunter
Artie Powell

Town Clerk/Recorder

Beckki Endicott

Treasurer

Sheree Evans

Attorney

Bill Morris

Nomination and offer of Appointment

In accordance with Utah Code Annotated 10-3-827, 1953, as amended, the mayor of Huntsville Town, Richard L. Sorensen, with the advice of the Town Council hereby nominates Suzanne Ferre' for appointment for the position of Huntsville Planning Commission. The term is set to expire as determined by proposed Ordinance 2022-1-31 currently under consideration at the Planning Commission.

Dated this 19th of November 2023

Richard Sorensen, Huntsville Town Mayor

Attest:

Beckki Endicott, Huntsville Town Clerk

Acceptance

I, Suzanne Ferre', accept this nomination and any appointment for the same as indicated above.

Dated this 19th of January 2023

Appointee

Advice and Consent for Appointment

The Huntsville Town Council, hereby certify that the appointment of Suzanne Ferre' was duly approved with the advice and consent of the Town Council at its regular meeting on this 19th of January, 2023.



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Mayor

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Town Council

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Bruce Ahlstrom
Sandy Hunter
Artie Powell

Town Clerk/Recorder

Beckki Endicott

Treasurer

Sheree Evans

Attorney

Bill Morris

Nomination and offer of Appointment

In accordance with Utah Code Annotated 10-3-827, 1953, as amended, the mayor of Huntsville Town, Richard L. Sorensen, with the advice of the Town Council hereby nominates Liz Poulter for appointment for the position of Huntsville Planning Commission. The term is set to expire as determined by proposed Ordinance 2022-1-31 currently under consideration at the Planning Commission.

Dated this 19th of November 2023

Richard Sorensen, Huntsville Town Mayor

Attest:

Beckki Endicott, Huntsville Town Clerk

Acceptance

I, Liz Poulter, accept this nomination and any appointment for the same as indicated above.

Dated this 19th of January 2023

Appointee

Advice and Consent for Appointment

The Huntsville Town Council, hereby certify that the appointment of Liz Poulter was duly approved with the advice and consent of the Town Council at its regular meeting on this 19th of January, 2023.