PC Meeting 3-25-21

HUNTSVILLE TOWN BUILDING PERMIT APPLICAT

Attachment #4

THIS APPLICATION DOES NOT BECOME A PERMIT UNTIL SIGNED, ALL FEES ARE PAID, AND PERMIT NUMBER IS ISSUED

Date of Application 10/2/2020	Date Work Begins 10/2/2020	Date Permit Issued	Permit Number

Proposed Use(s) of Structure

- [x] Residence
- [ ] Garage
- [ ] Commercial
- [ ] Basement
- [ ] Remodel
- [ ] Recreational
- [ ] Mechanical
- [ ] Electrical
- [ ] Accessory Bldg
- [ ] Plumbing
- [ ] Addition
- [ ] Other (Specify)

Building Address 6985 South 7600 East			
Parcel/Tax ID # 24-018-0052			
Lot #	Subdivision Name (if applicable)		
Total Parcel Area (acres or sq. ft.) 1.74 Acres	Total Building Footprint (sq. ft.) 880 Sq. Ft		
Property Owner Name Kenny C. Wangsgard	Phone [redacted]		
Mailing Address [redacted]			
Email			
Architect/Engineer	Phone		
General Contractor	Phone		
Business Address, City, Zip			
Email	License Number		
Electrical Contractor	Phone		
Business Address, City, Zip			
Email	License Number		
Plumbing Contractor	Phone		
Business Address, City, Zip			
Email	License Number		
Mechanical Contractor	Phone		
Business Address, City, Zip			
Email	License Number		

BUILDING FEE SCHEDULE

- [ ] Rough Basement
- [ ] Finished Basement

Garage sq. ft.	Occupancy Group		Building Fee	
Bldg Type Mobile Home	R Value Walls R-19	Roof R-40	Electrical Fee	
# of Bldgs			Plumbing Fee	
# of Stories 1	# of Bedrooms 2		Mechanical Fee	
# of Dwellings 1	# of Stories 1		Plan Review Fee	
Type of Construction: [ ] Frame [ ] Brick [ ] Brick Var. [ ] Block [x] Concrete [x] Steel			Culinary Impact Fee	
			Culinary Connection Fee	
			State Fee (1%)	
Max Occ. Load	Fire Sprinkler (Y/N) N		TOTAL	
Bond Required (Y/N)			Bond Amount	
Weber Fire District Fee Receipt Number			Date Paid	

Building Official Notes:

Building Official Approval *Date*

This permit becomes null and void without a current Land Use Permit. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a building permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit does not approve any violations or mistakes that could be found during inspections. Approved building plans are required on the job site at time of each inspection. No work on any part of any building or structure requiring inspection shall be covered or concealed in any manner whatsoever, without first obtaining the approval of the Building Official in writing. Advance notice of no less than 24 hours is required for all inspections.

I hereby certify that I have read and examined this application, know the same to be true and correct, and agree to the provisions herein.

Kenny C Wangsgard 10/2/2020
Signature of Contractor or Authorized Agent *Date*

Kenny C Wangsgard 10/2/2020
Signature of Owner (if owner) *Date*

LAND USE REVIEW CHECKLIST

Zone	Lot Area	Lot Frontage	Building Height
	1.74 acres	225 ft	
Front Setback	**Left Side Setback**	**Right Side Setback**	**Rear Setback**
75 ft	151 ft	225 ft	93.5 ft

Land Use Notes:

Land Use Coordinator Signature *Date*

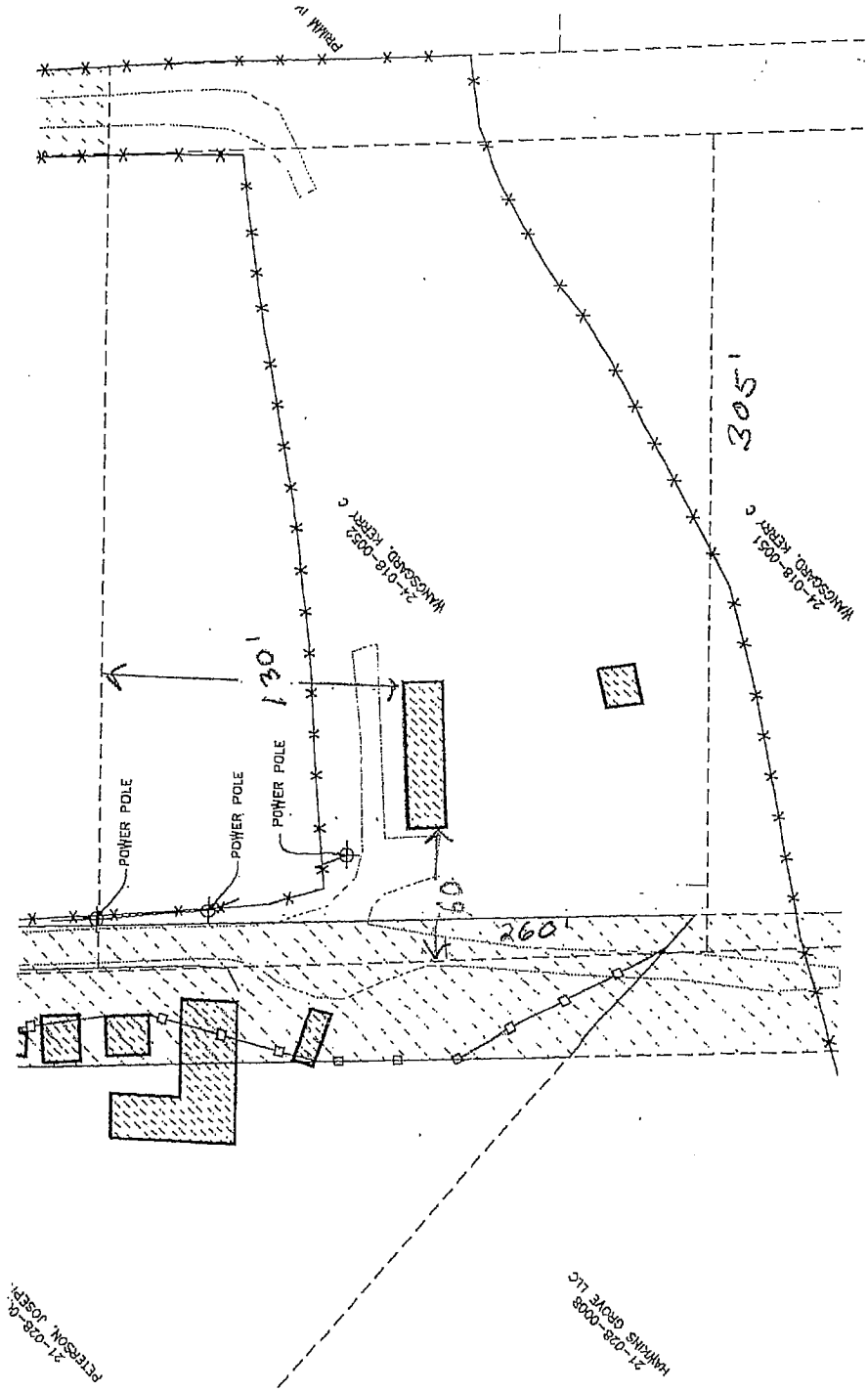
Payment of Fees

$

[ ] Cash [ ] Check Date

New mobile home Foot Print

13' 4" X 66' = 877.80 sq feet



Care Free
HOMES
3260 South Redwood Road
Salt Lake City, Utah 84119

BEN TIMMONS
Financial & Housing Specialist
betimmons@hotmail.com

Phone: (801) 972-8255
Cell: (801) 949-5194
FAX: (801) 972-0382
Out of Area: 1-800-657-9487

Betimmons@hotmail.com

PH- 801-972-8255 Toll Free 800-657-9487

Fx 801-972-0382

To: KIM KIMPAUL32@YAHOO.COM

@: _____ Fax: _____

Date: 9/10 Pgs: 2

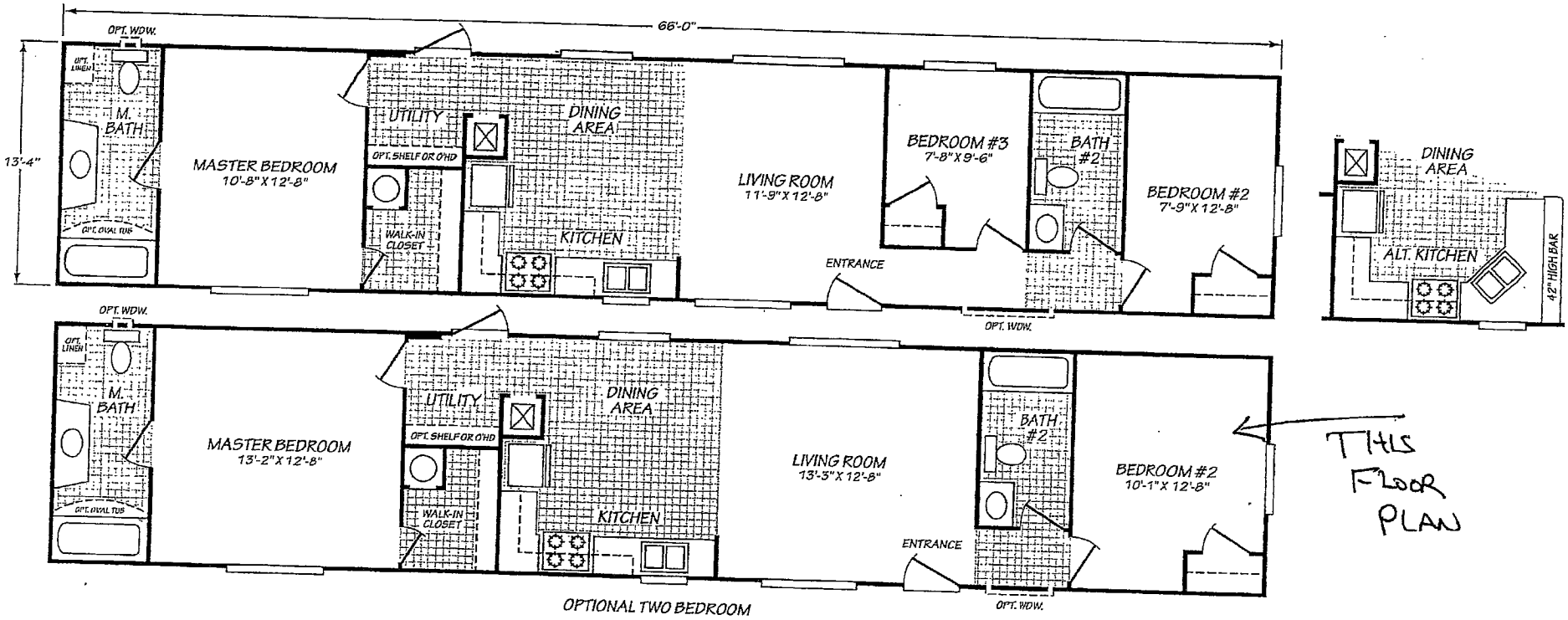
BLUE EXTERIOR WHITE TRIM
2X6 EXTERIOR WALLS INSULATION R-19-WALLS R-22 FLOOR
THERMO-PANE WINDOWS SHINGLE ROOF R-40 ROOF
DRYWALL CONSTRUCTION T/O INTERIOR MINI BLINDS T/O
HARDWOOD CABINETS T/O. BLACK APPLIANCES REFER
STOVE, DISHWASHER. 1 PIECE TUB-SHOWER BOTH
BATHS. STAINLESS SINK KITCHEN
CERAMIC SINKS BOTH BATHS - GAS APPLIANCES - FURNACE
HOT WATER HEATER - GRAY INTERIOR CARPET IN UR
& BED ROOMS - VINYL IN REST OF HOME
LP PANEL EXTERIOR - 4 INCH TRIM ON WINDOWS
6" EAVES.

If you do not receive all pages please contact sender

Fleetwood HOMES

BROADMORE

www.fleetwoodhomes.com



THIS FLOOR PLAN

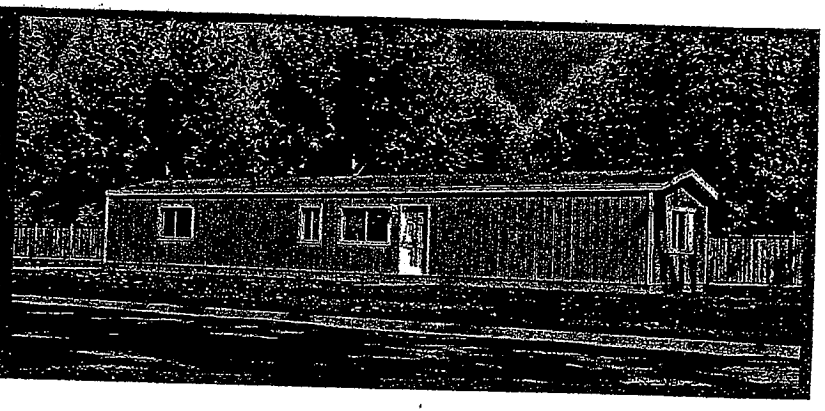
MODEL 14663B

3 Bedroom • 2 Bath • 880 Square Feet

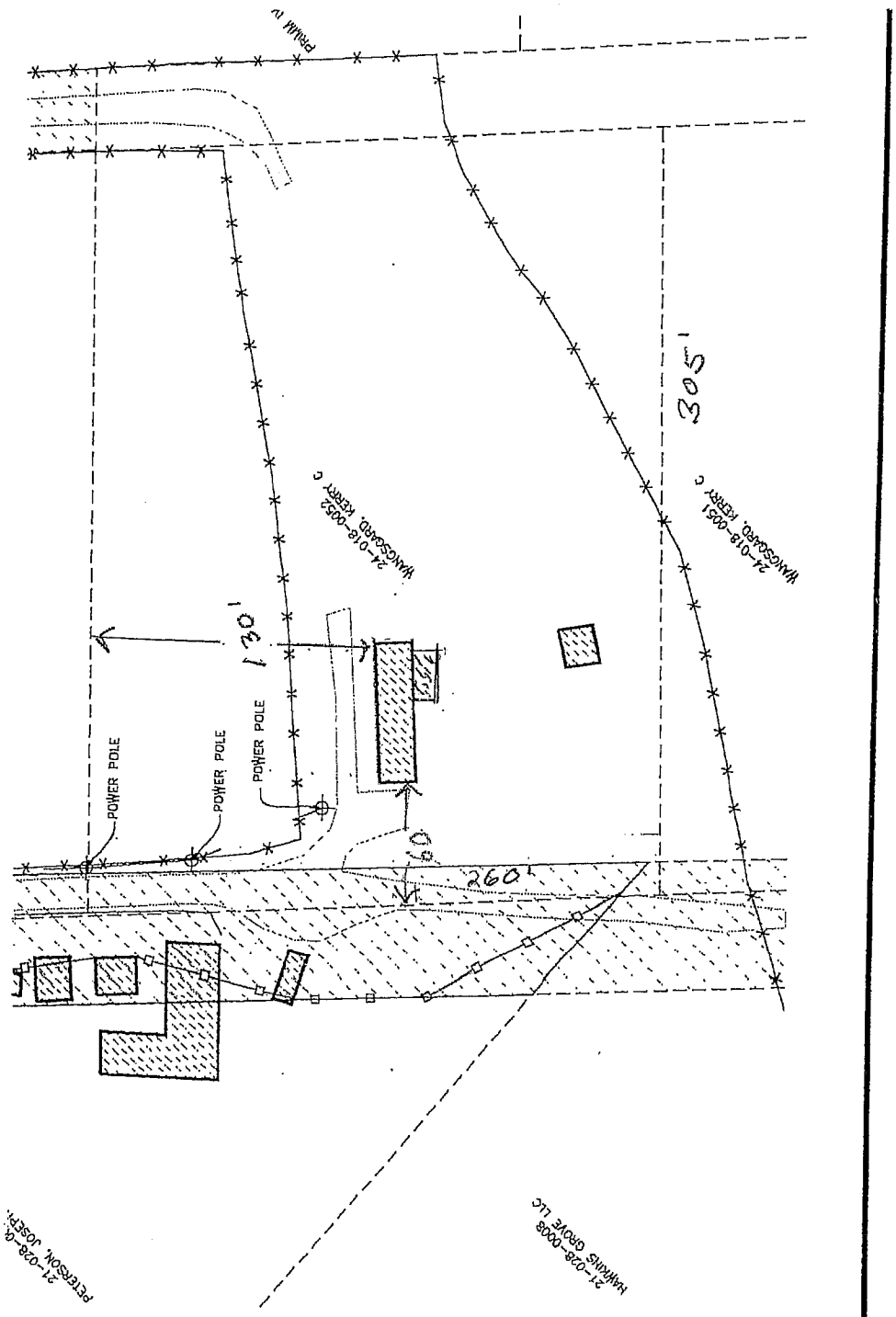
Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES. All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.

Manufactured Housing Institute MHI MANUFACTURER OF THE YEAR 7 YEARS 2010-2016

BM/230/NOV18
PFS APPROVAL_11/01/18



Old Mobile home Footprint
14'X 58' + 24'x 9' Attached Covered Deck
= 1,028 sq feet



P.O. Box 267
Huntsville, UT 84317

Phone 801.745.3420
Fax 801.745.1792
Web HuntsvilleTown.com

January 7, 2020

To: Mayor Truett and Huntsville Town Council Members

On December 30, 2019, the Appeals Board of Huntsville Town convened to hear Kerry Wangsgard's appeal of a decision made on November 21, 2019 by the HuntsvilleTown Council to deny Mr. Wangsgard's Land Use Permit. Mr. Wangsgard's permit requested permission to remove an existing mobile home located on land parcel 24-018-0052 and replace it with a new mobile home on the "same space." From the minutes of the Council Meeting, it is unclear whether the Council based its decision strictly on the fact that current Town Ordinance §15.6.2(M) prohibits the use of mobile homes as a residence or whether their decision was based on the fact that the proposed new mobile home was somewhat larger than the current mobile home and therefore, in violation of § 15.17.12 or § 15.17.3.B. The decision of the Planning Commission, on which the Town Council appears to have relied for guidance, makes clear that the Planning Commission based its decision on both criteria. The minutes of the Planning Commission on October 24, 2019 states "Sandy Hunter motioned to deny the Land Use Permit based on § 15.6.2 (J) and (M) and also § 15.17.8 paragraph B and also based on §15.17.12 for the fact that the land would be expanded or extended because it would be a larger mobile home." The Appeals Board decided to review both issues in determining whether the Council correctly interpreted Town Ordinances when it denied Mr. Wangsgard's Land Use Permit.

Huntsville Town Code § 15.5.4(A)(2) grants to the Appeals Authority the right to "Serve as the final arbiter of issues involving the interpretation or application of Land Use Titles." Under this authority, the Board first examined whether the Council had the authority to deny Mr. Wangsgard permission to replace the existing mobile home with a mobile home that is larger. By majority vote (a 3 to 1 vote with one abstention), the Board agreed that the Town Council correctly denied Mr. Wangsgard the right to replace the current mobile home with a larger model. Two sections of the Town's code support this interpretation. Town Code § 15.17.12 reads:

> *15.17.12 Nonconforming Use of Land*
>
> *The nonconforming use of land, or a portion thereof, existing at the time this Title became effective, may be continued. No such nonconforming use of land shall in any way be expanded or extended either on the same or*

P.O. Box 267
Huntsville, UT 84317

Phone 801.745.3420
Fax 801.745.1792
Web HuntsvilleTown.com

adjoining property, and provided that if such nonconforming use of land, or any portion thereof is abandoned or changed, any future use of such land shall be in conformity with the provisions of this Title.

Town Code 15.17.3.B reads:

> A non-complying building or structure shall not be added to or enlarged in any manner, unless such additions or enlargements comply with all of the regulations of the zone in which the non-complying building or structure is located.

The more complicated question is whether the Council had the right to deny Mr. Wangsgard permission to replace the existing mobile home with a new mobile home that was identical or smaller than the unit currently on the property. Mr. Wangsgard disputes that the only issue before the Council was the replacement of the current mobile home with a larger unit. He argues that the central issue in question was whether he could replace the aging mobile home under any circumstance because of the current Town prohibition on the use of mobile homes. Mr. Wangsgard argued that his use is grandfathered under current ordinance and that the ordinance allows the owner to make repairs and upgrades to keep the home safe and habitable. Town Code § 15.17 dealing with "noncomplying buildings, nonconforming uses, and parcels states under the section title 15.17.1 Maintenance Permitted, that "A noncomplying building or structure may be maintained as long as it is not abandoned." Section 15.17.2 further states,

> *Repairs and structural alterations may be made to a nonconforming use. Any noncomplying building or portion thereof declared unsafe by the Huntsville Town Building Inspector may be strengthened or restored to a safe condition.*

Mr. Wangsgard testified that because of the age and decrepit condition of the mobile home, it can no longer be repaired to a safe standard and his only viable option to continue his use is to replace the existing mobile home with a new one.

Title 15.17 is somewhat complicated because it deals with the inherent tension between protecting existing property rights with the Town's legitimate goal of eliminating nonconforming uses and noncomplying buildings. Under the current ordinance, it is clear that Mr. Wangsgard has the right to repair and maintain his mobile home as long as the use is not abandoned. It is plausible that Mr. Wangsgard could replace the entire mobile home, piece by piece, in order to strengthen the home or restore it to a safe condition. The Board believes that replacing the entire mobile home, piece by piece, as opposed to the more economical option of replacing the entire structure at once with an identical or smaller structure is a difference without meaningful distinction. The Board also believes that it is important to note that if the Town does not allow Mr. Wangsgard the right to replace the mobile home that he will lose any meaningful economic

P.O. Box 267
Huntsville, UT 84317

Phone 801.745.3420
Fax 801.745.1792
Web HuntsvilleTown.com

benefit from his property. He does not have the necessary frontage on a Town road to build a home and the parcel is too small to farm. His only option under current Town ordinances is to continue his current use under the "grandfather" clause under § 15.17.1. Because of these facts, the Board voted unanimously (with one abstention) to allow Mr. Wangsgard to apply for a new Land Use Permit to replace the existing mobile home with a new mobile or manufactured home of identical or smaller size on a non-permanent foundation as long as the replacement occurs prior to the one-year term of abandonment. Mr. Wangsgard's new Land Use Permit is still subject to review by the Planning Commission to insure compliance with all other Town Ordinances and building inspections.

Sincerely,

Bruce Ahlstrom
Appeals Board Chairman

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

Phone
801.745.3420

Fax
801.745.1792

Web
www.huntsvilletown.com

October 14, 2020

To: Mayor Truett, Huntsville Town Council Members
Cc: Kerry Wangsgard

On October 14, 2020, the Huntsville Appeals Board met to hear Kerry Wangsgard's recent request to replace his mobile home. The board met previously on December 30, 2019, to hear Kerry's appeal of a decision made on November 21, 2019 by the planning commission.

At the December 30, 2019 meeting of the Appeals Board, the board decided the planning commission was correct in denying a building permit for a mobile home which was larger than the current mobile home. This decision was based on the Huntsville Land Use ordinance. Kerry Wangsgard's lot is a nonconforming lot. Concerning nonconforming lots, Huntsville Town's land use ordinance states:

> *15.17.3 Additions and Enlargements*
>
> *A. A building or structure nonconforming as to use shall not be added to or enlarged in any manner, unless the building or structure is brought into conformance with the use regulations of the zone in which it is located.*
>
> *B. A non-complying building or structure shall not be added to or enlarged in any manner, unless such additions or enlargements comply with all of the regulations of the zone in which the non-complying building or structure is located.*

> *15.17.12 Nonconforming Use of Land*
>
> *The nonconforming use of land, or a portion thereof, existing at the time this Title became effective, may be continued. No such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property, and provided that if such nonconforming use of land, or any portion thereof is abandoned or changed, any future use of such land shall be in conformity with the provisions of this Title.*

At the December 30, 2019 meeting the Appeals Board also decided Kerry Wangsgard could replace his mobile home with a new one of "identical dimensions or less". The letter sent to Kerry Wangsgard used the words, "identical size or smaller size". The Huntsville Appeals Board was asked to be more specific on which terms to use and what was intended.

The board referenced the actual wording of the ordinance which is "*shall not be added to or enlarged in any manner*" and "*No such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property*". In attempting to follow the intent of the ordinance, the board decided on the wording "identical interior square footage or less".

The board felt the term square footage aligned more closely with the ordinance's intent. The dimensions could vary as long as the square footage was not increased.

A request was also made to include the attached covered deck as part of the square footage of the current mobile home. The board knows of no incidents of decks and porches being included in square footage considerations in the past. Could this limit Kerry from adding any decks in the future on his new mobile home as it would now expand his square footage to more than the original square footage, if deck area was included? Following this reasoning, could other homes on nonconforming lots, now be limited in building or expanding their decks? Trying to align with the intent of the Huntsville land use ordinance, the board used the wording "interior square footage." The current deck square footage would not be used in determining the square footage of the current mobile home, and Kerry Wangsgard would not be limited in any deck or porch additions in the future.

The board voted, with a 2 to 1 decision (with one abstention), to allow Kerry Wangsgard to maintain his existing mobile home or replace the mobile home on his property with a mobile or manufactured home of identical interior square footage or less, not on a permanent foundation, so long as he does not go beyond the abandonment period of one year.

Sincerely,

Bruce Ahlstrom

Bruce Ahlstrom
Appeals Committee Chair

PC Meeting 3-25-21

Attachment #5

LAND USE PERMIT

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

Tax ID # 24-014-0023

Address of Structure 7390 East 200 South

Name & Address of Owner/Owners Richard Sorensen

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: ~~9-24-20~~ 3-25-2021

Set Backs Approved: Yes ✓ No _____

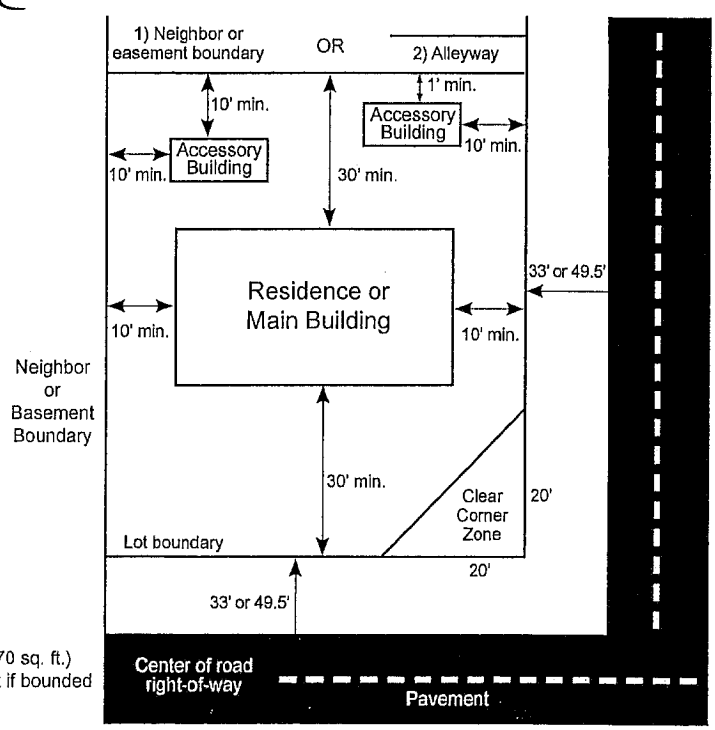
Any special stipulations and conditions of the Site Plan Review: Renewing previous Land Use Permit with the additional amendment of the cabins moving to the West of the Granary.

Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

Huntsville Town Residential Zone Setbacks



- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway

LAND USE PERMIT

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

Tax ID # 24-014-0023

Address of Structure 7390 East 200 South

Name & Address of Owner/Owners Richard Sorenson

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 9-24-20

Set Backs Approved: Yes X No _____

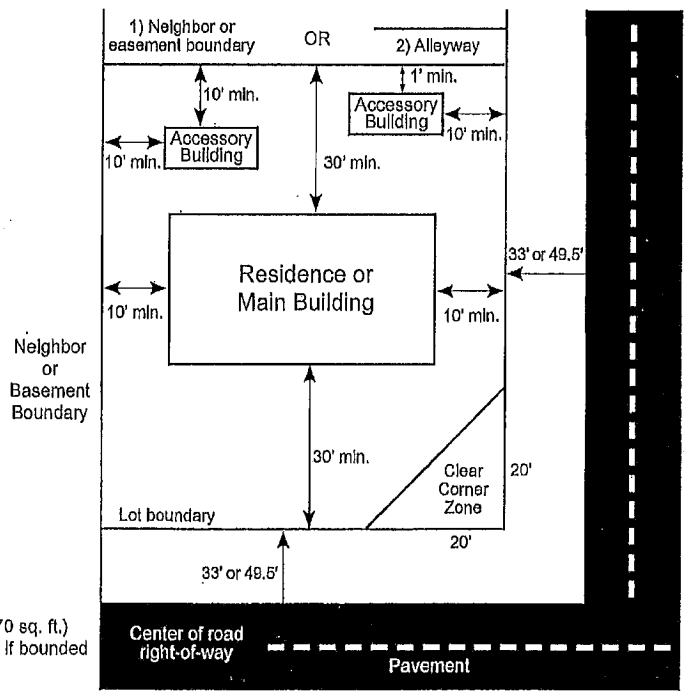
Any special stipulations and conditions of the Site Plan Review: Moving Cabins and Adding Bathrooms on North Side adding on to the Granary. Needs measurements added to Site plan on West Side. Building Permit required.

Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

Huntsville Town Residential Zone Setbacks



- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway

Sorenson Cabin Addition
Parcel #240140023

7390 East 200 South
Huntsville, Utah

Area: 42,698.50 Sq. Ft.
.98 Acres

Scale: 1" = 16'

NORTH

——·——Property Line

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope)

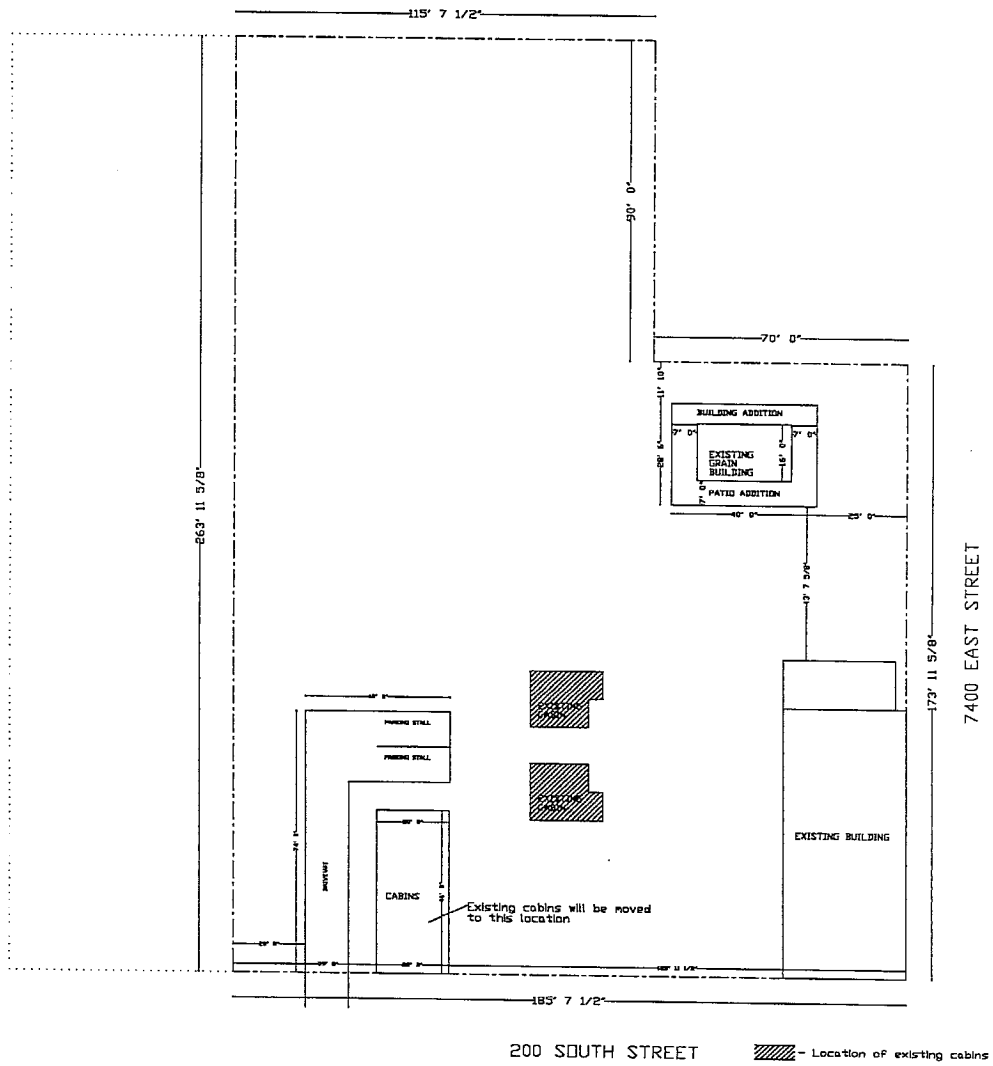
Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.



Owner:
Richard Sorensen [redacted]

General Contractor:

SORENSEN GRAIN BUILDING
Addition Plan
7390 East 200 South
Huntsville, Utah

SHEET NO:
S101

DESCRIPTION:
SITE PLAN

Scale: 1/16" = 1 Foot

Creative Line L.L.C.
Custom Home Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041

Sorenson Cabin Addition
Parcel #240140023

7390 East 200 South
Huntsville, Utah

Area: 42,698.50 Sq. Ft.
.98 Acres

Scale: 1" = 16'

NORTH

Property Line

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope)

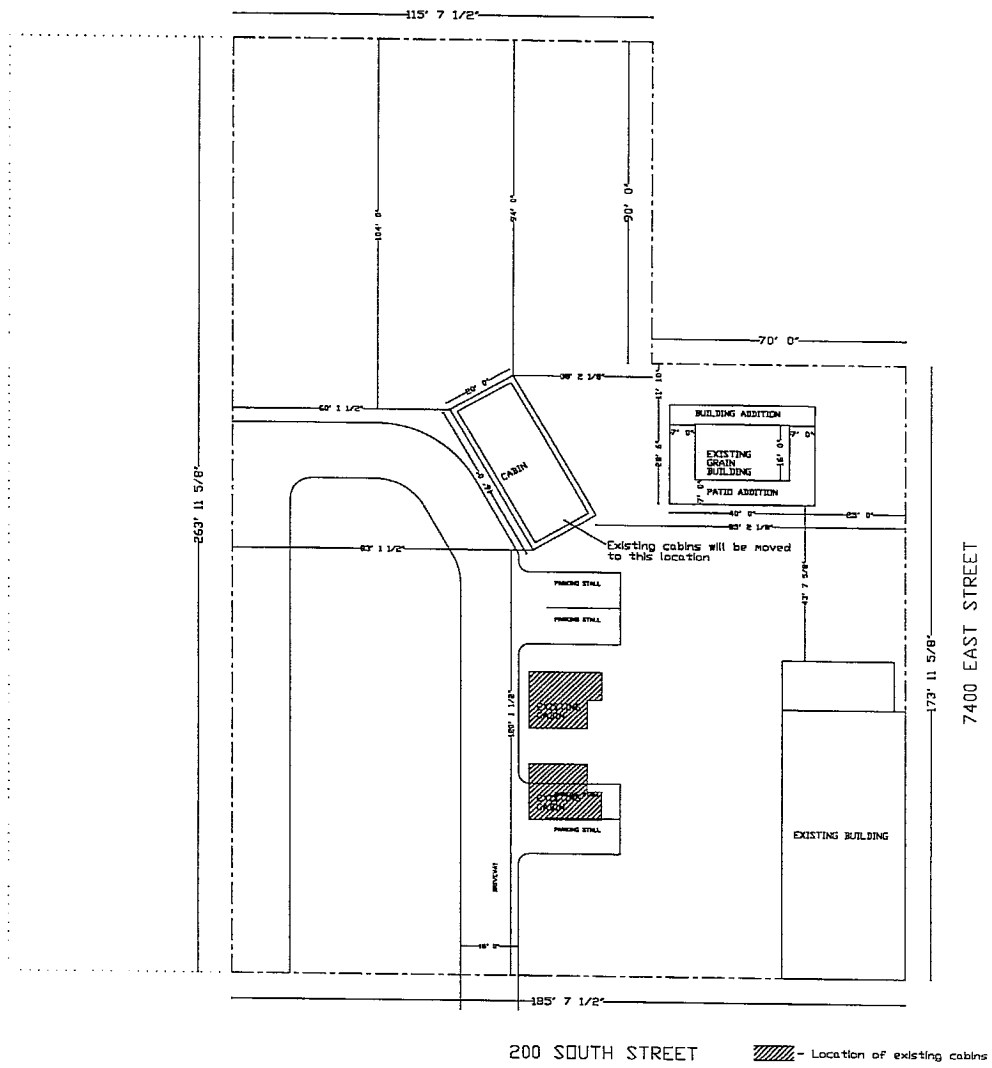
Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope). R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.



Owner:
Richard Sorensen
[redacted]

General Contractor:

SORENSEN GRAIN BUILDING
Addition Plan
7390 East 200 South
Huntsville, Utah

SHEET NO:
S101

DESCRIPTION:
SITE PLAN

Scale: 1/16" = 1 Foot

Creative Line L.L.C.
Custom Home Solutions
CreativeLinePlans.com
©Ashlie Hull
801 628-7041

PC Meeting 3-25-21

Attachment #6

LAND USE PERMIT

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

Tax ID # 240230004

Address of Structure 469 South 7500 East, Huntsville New Home

Name & Address of Owner/Owners Richard + Regen Sorensen

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 3-25-2021

Set Backs Approved: Yes ✓ No _____

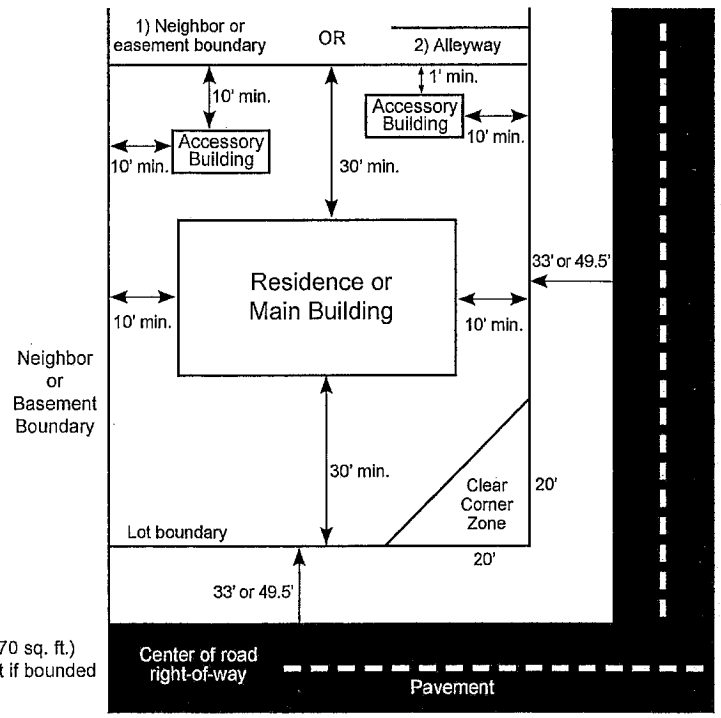
Any special stipulations and conditions of the Site Plan Review: none

Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

Huntsville Town Residential Zone Setbacks



- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway

LAND USE PERMIT

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

Tax ID # 240230004

Address of Structure 469 South 7500 East, Huntsville, UT 84317 New Home

Name & Address of Owner/Owners Richard & Regen Sorensen

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 1/23/2020

Set Backs Approved: Yes X No _____

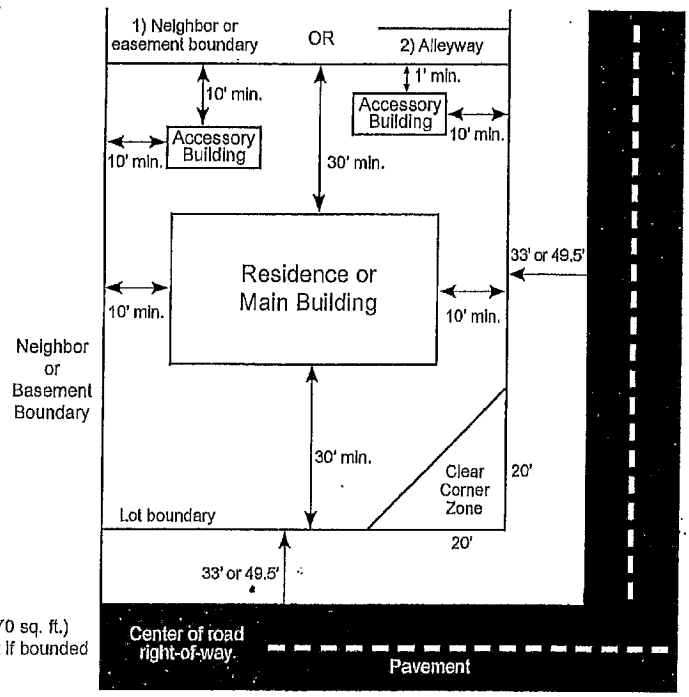
Any special stipulations and conditions of the Site Plan Review: None

Huntsville Planning Commission Chairman

Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

Huntsville Town Residential Zone Setbacks



- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway

LAND USE PERMIT

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

Tax ID # Pineview Point Lot # 4

Address of Structure 6560 E 100 South

Name & Address of Owner/Owners Aimee + Bryant McConkie

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 3-25-21

Set Backs Approved: Yes ✓ No _____

Structure is non-compliant - will not extend beyond footprint

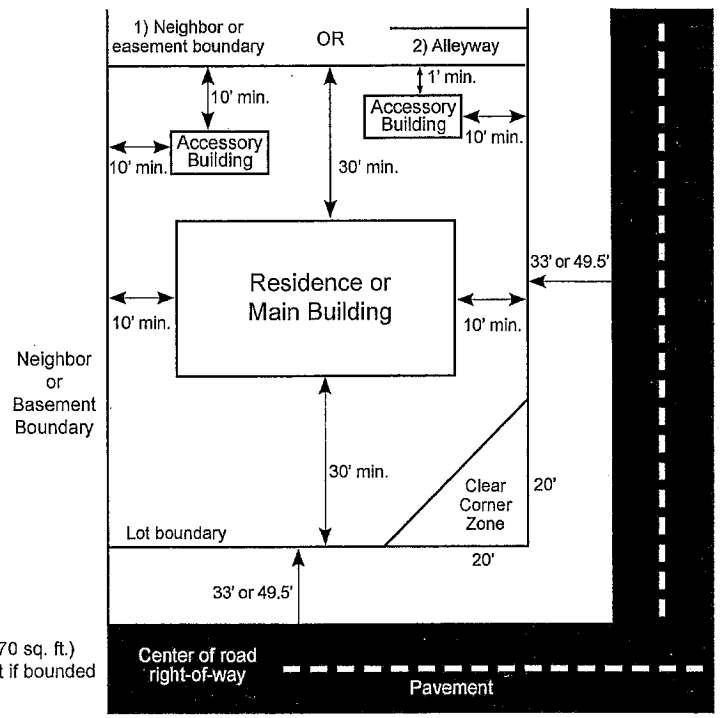
Any special stipulations and conditions of the Site Plan Review: See above

Huntsville Planning Commission Chairman

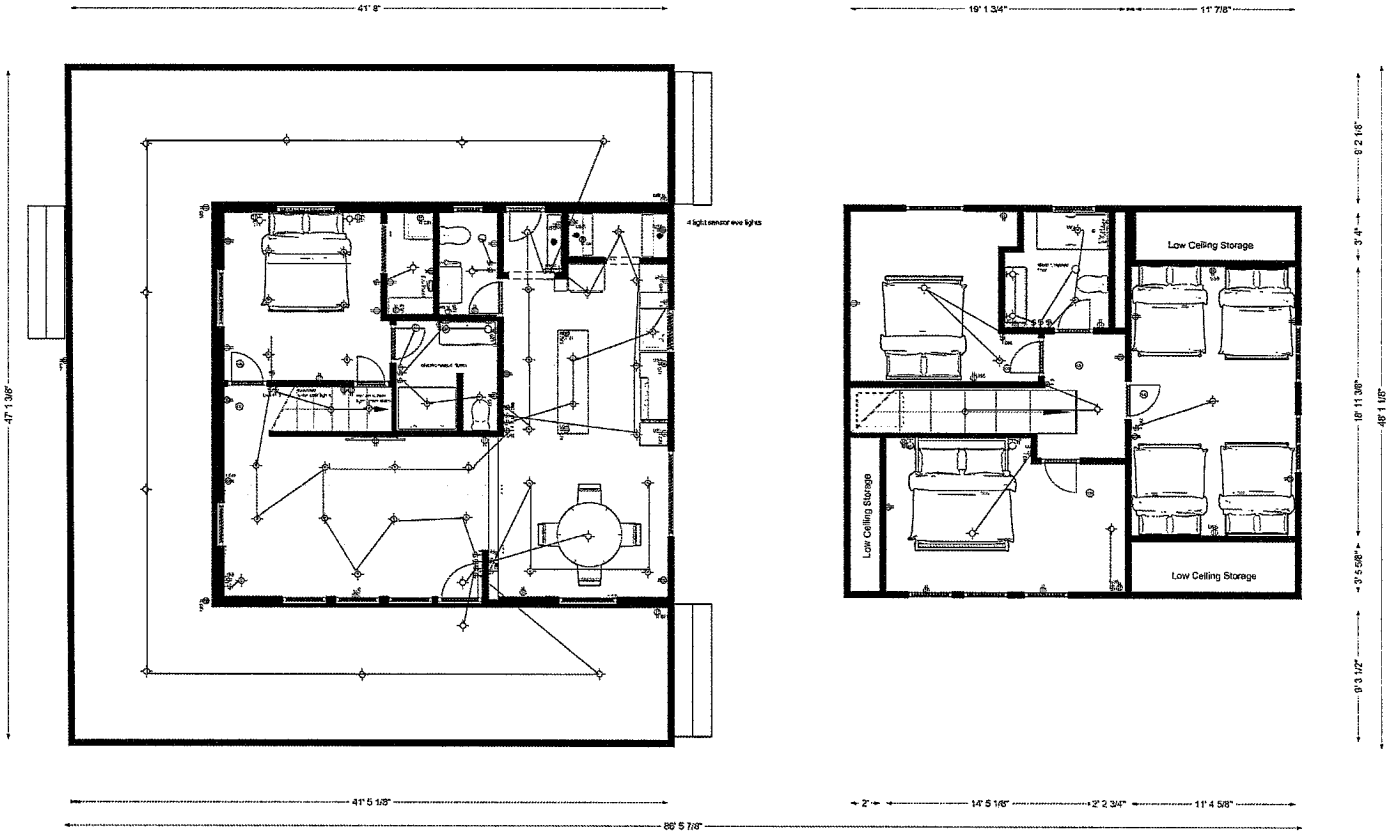
Property Owner Signature

"By signing this form, the applicant agrees that they understand that the Huntsville Town R-1 zone, which their lot is zoned, only allows for one single family dwelling on the lot. The applicant also agrees that they understand that if any changes to their site plan are made after the Land Use Permit is issued, that those changes must be approved by the Planning Commission."

Huntsville Town Residential Zone Setbacks



- Minimum lot size = 0.75 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway


41' 8"
19' 1 3/4"
11' 7/8"
47' 1 3/8"
4 light sensor eve lights
Low Ceiling Storage
Low Ceiling Storage
Low Ceiling Storage
9' 2 1/8"
3' 4"
18' 11 3/8"
3' 5 5/8"
0' 3 1/2"
48' 1 1/8"
41' 5 1/8"
2'
14' 5 1/8"
2' 2 3/4"
11' 4 5/8"
86' 5 7/8"

TABULATIONS

TOTAL AREA =	4.368 AC
AREA OF EXISTING 100 SOUTH =	0.276 AC
NET DEVELOPABLE AREA =	4.092 AC
AREA OF NEW ROADS =	0.655 AC
AREA IN LOTS =	3.637 AC
TOTAL NUMBER OF LOTS =	4
DENSITY =	0.97 DU/AC
MIN LOT SIZE =	0.75 AC
AVERAGE LOT SIZE =	0.91 AC

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILIT / PLAN
C3	GRADING PLAN
C4	ROADWAY PLAN & PROFILE
C5	CONSTRUCTION DETAILS
SURVEY	

BOUNDARY DESCRIPTION

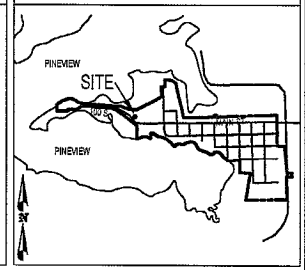
BEGINNING AT A POINT LOCATED NORTH 89°13'07" WEST 330.00 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

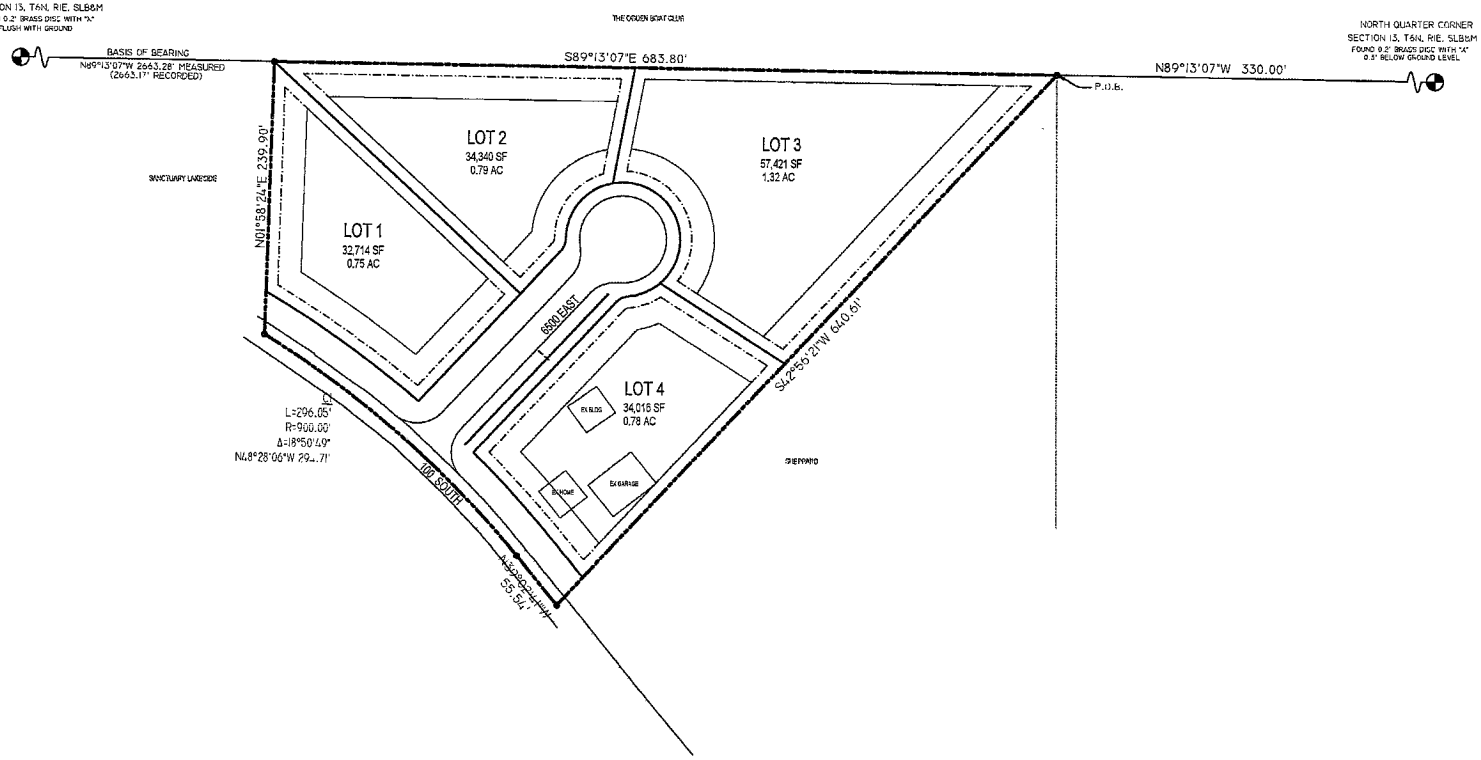
THENCE SOUTH 42°56'21" WEST 640.51 FEET; THENCE NORTH 39°02'41" WEST 55.54 FEET; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 296.05 FEET (CURVE HAVING A CENTRAL ANGLE OF 18°50'49" AND LONG CHORD BEARS N48°28'06"W 294.71 FEET); THENCE NORTH 01°58'24" EAST 239.90 FEET; THENCE SOUTH 89°13'07" EAST 683.80 FEET TO THE POINT OF BEGINNING.

AREA = 4.368 ACRES

BASIS OF BEARING IS NORTH 89°13'07" WEST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHWEST CORNER OF SAID SECTION 13. (NAD 27)

VICINITY SKETCH





PINEVIEW POINT, LLC

1059 EAST 900 SOUTH
Suite 201
SALT LAKE CITY, UT 84105

DEVELOPMENT

PINEVIEW POINT SUBDIVISION

N

0 25 50 100 150
SCALE: 1"= 50'

Gerg
CIVIL ENGINEERING
11338 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 818-1677

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

ACTION	DATE
FINAL CD	5/27/2020

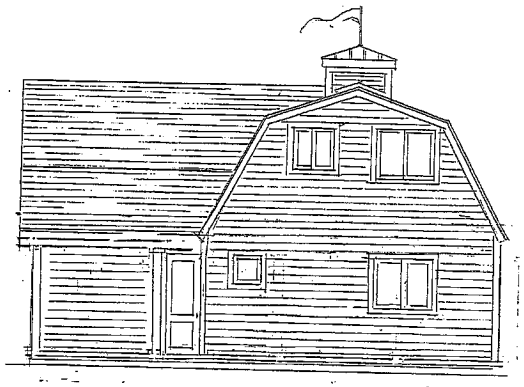
PROJECT

PINEVIEW POINT SUBDIVISION

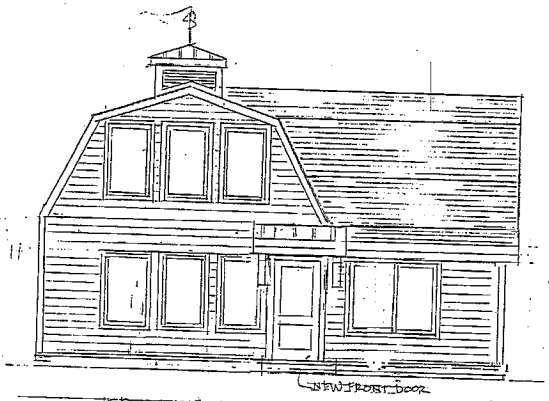
DESCRIPTION

FINAL PLANS

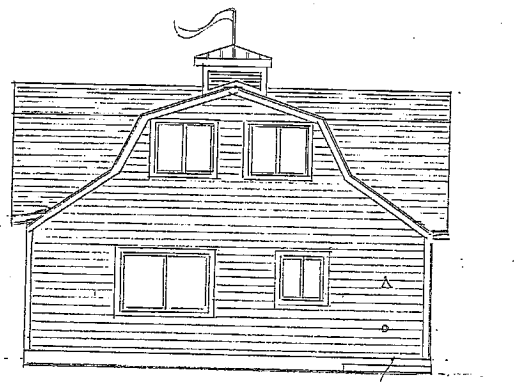
SHEET NAME	SHEET NUMBER
COVER	C0



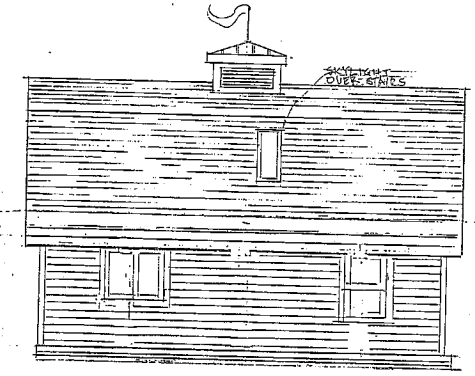
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

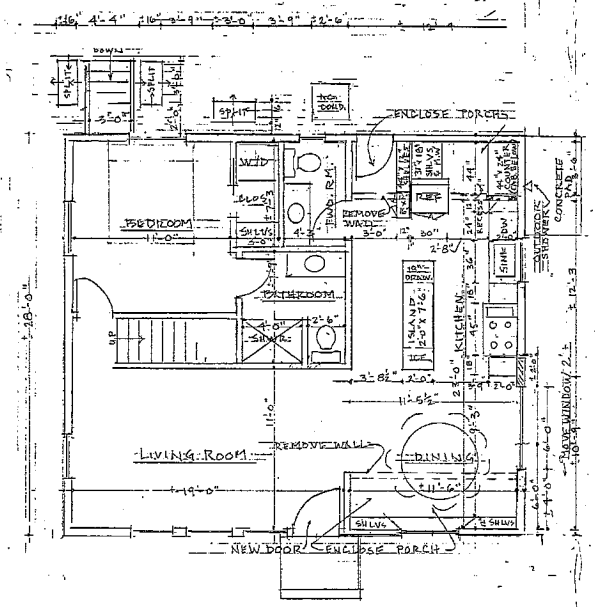
HOUSE PLANS

SCALE: 1/4" = 1'-0" | APPROVED BY: | DRAWN BY:

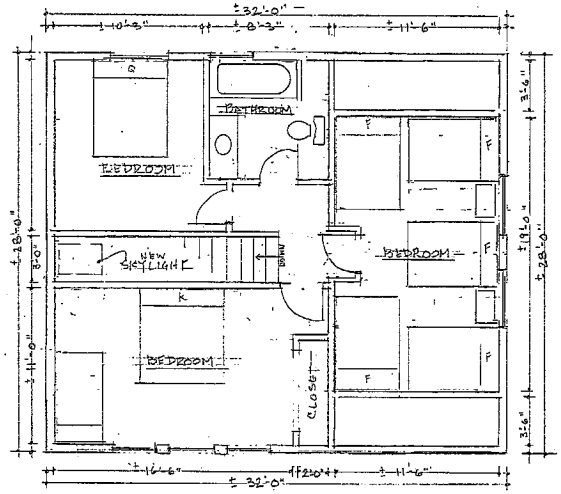
DATE: 9/17/20 | REVISED 3/11/21

6560 E. 100 SOUTH, HUNTSVILLE

McCONKIE REMODEL | DRAWING NUMBER: A-1



MAIN FLOOR PLAN



UPSTAIRS

FLOOR PLANS		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY
DATE: 9/17/20		REVISED: 3/11/21
6560 E. 100 South, HUNTSVILLE		
McCONKIE REMODEL		DRAWING NUMBER A-2

Beckki Endicott

From: Aimee McConkie[redacted]
Sent: Tuesday, March 23, 2021 11:36 AM
To: Beckki Endicott
Subject: Re: Bryant & Aimee McConkie Permit

Beckki,

I am sorry you did not receive the plans from Rex earlier. I had some of the materials digital, but not all. That is why I dropped off physical copies. I have now scanned them and they are available via the dropbox link below. This link will also be emailed to you via dropbox.

Here's a list of improvements:
1. Enclose existing front and back porches. This includes removing one existing wall (South side of the home) and providing new structural support. Engineered plans have been provided to show this change.
2. Reconfigure the electrical system
3. Install new HVAC system
4. Other Remodel: Bathrooms, Kitchens, Bedrooms, Main living spaces

Huntsville Town

Subdivision Application

Applicant Name: Dale Grant

Applicant Mailing Address: P.O. Box 13, Huntsville, Utah 84317

Email: [redacted] Phone: [redacted]

Brief Description of Proposed Subdivision: 3rd Amendment to Dale Grant Subdivision
see: Exhibit A - Create lot #10 on east end of subdivision & keeping all lot #9 congruent/together.
No change in total subdivision boundries, same name.

Applicant Signature: Dale Grant Date: March 15, 2021

Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision: #241300001, #241300003, #241390002

Parcel Number(s): 9, 10 (Dale Grant Subdivision 3rd Amendment)

Parcel(s) Owner Name: Dale Grant

Parcel(s) Owner Mailing Address: P.O. Box 13, Huntsville, Utah 84317

Email: [redacted]

Parcel Owner Signature: Dale Grant Date: 3-17-2021

Title (Authorized Agent):

The undersigned authorize this application for subdivision:

Parcel Number(s): 9, 10 (Dale Grant Subdivision 3rd Amendment)

Parcel(s) Owner Name: Dale Grant

Parcel(s) Owner Mailing Address: P.O. Box 13, Huntsville, Ut. 84317

Email: [redacted] Phone: [redacted]

Parcel Owner Signature: Dale Grant Date: 3/17/2021

Title (Authorized Agent):

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 3/18/21 Fees Paid: $100.00
rcpt #8322

Beckki Endicott
Beckki Endicott, Town Clerk

ADDITIONAL PARCEL OWNERS

Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision:

Parcel Number(s): ______________________________

Parcel(s) Owner Name: ______________________________

Parcel(s) Owner Mailing Address: ______________________________

Email: ______________________ Phone: ______________

Parcel Owner Signature: ______________________ Date: ______________

Title (Authorized Agent): ______________________________

The undersigned authorize this application for subdivision:

Parcel Number(s): ______________________________

Parcel(s) Owner Name: ______________________________

Parcel(s) Owner Mailing Address: ______________________________

Email: ______________________ Phone: ______________

Parcel Owner Signature: ______________________ Date: ______________

Title (Authorized Agent): ______________________________

The undersigned authorize this application for subdivision:

Parcel Number(s): ______________________________

Parcel(s) Owner Name: ______________________________

Parcel(s) Owner Mailing Address: ______________________________

Email: ______________________ Phone: ______________

Parcel Owner Signature: ______________________ Date: ______________

Title (Authorized Agent): ______________________________

The undersigned authorize this application for subdivision:

Parcel Number(s): ______________________________

Parcel(s) Owner Name: ______________________________

Parcel(s) Owner Mailing Address: ______________________________

Email: ______________________ Phone: ______________

Parcel Owner Signature: ______________________ Date: ______________

Title (Authorized Agent): ______________________________

Huntsville Town Planning Commission – Subdivision Preliminary Plan

☐ Recommended for Approval ☐ Recommended for Conditional Approval

☐ Recommended for Rejection ☐ Deferred

Chair Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

Huntsville Town Council – Subdivision Preliminary Plan

☐ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

ATTEST:

_____ Date:_____

Beckki Endicott, Town Recorder

Huntsville Town Planning Commission – Final Plat

☐ Recommended for Approval ☐ Recommended for Conditional Approval

☐ Recommended for Rejection ☐ Deferred

Chair Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

Huntsville Town Council – Final Plat

☐ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

ATTEST:

_____ Date:_____

Beckki Endicott, Town Recorder

Huntsville Town Engineer – Final Plat & Final Improvement Plan

☐ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Town Engineer Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

Submission Requirements & Process:

☐ Completed & Signed Application Form

☐ Payment of Application Fee to Huntsville Town

☐ **Subdivision Preliminary Plan** requirements (see Titles 15.25.1 for all requirements):

- Submit eight (8) copies of the Subdivision Preliminary Plan that includes the following:
  - Drawn to a scale no smaller than 100 feet to an inch.
  - The proposed named of the subdivision.
  - Sufficient information to accurately locate the proposed subdivision, including section corner ties.
  - The name(s) and address(es) of the subdivider, the licensed engineer (if required), and licensed land surveyor.
  - Land ownership of adjacent parcels to the proposed subdivision.
  - The boundary lines of the existing parcel(s) with bearings and distances.
  - The location of existing streets, water courses, irrigation ditches and structures, exceptional topography, easements and buildings within or immediately adjacent to the parcels being subdivided.
  - Existing and proposed septic systems, storm drains, water supply mains, water wells, land drains, and culverts within the parcel and immediately adjacent thereto.
  - North-pointing arrow, scale, and date of drawing creation.
- A written Statement of Feasibility from the Weber County Health Department or Utah Division of Water Quality which states recommendations regarding sanitary sewage disposal.
- The Subdivision Application and Subdivision Preliminary Plan must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- Approval the Subdivision Preliminary Plan by the Huntsville Town Council is valid for eighteen (18) months from the date of approval.

☐ **Final Plat** requirements (see Titles 15.25.1.8 for all requirements):

- Submit four (4) copies of the Final Plat that includes all requirements outlined in Title 15.25.1.8.
- A Letter of Certification by the subdivider's registered Land Surveyor, indicating that all lots meet the requirements of the Huntsville Town Land Use regulations.
- The Final Plat must be recorded within eighteen (18) months from the date of approval of the Subdivision Preliminary Plan by the Town Council otherwise the subdivision application is considered void. A Subdivision Application that is considered void will require a new application with the accompanying appropriate fees.

☐ **Final Improvement Plan** requirements (see Titles 15.25.1.9 for all requirements):

- Submit a complete set of Final Improvement Plans to the Huntsville Town Engineer stamped by a Utah Licensed Professional Engineer that includes all requirements outlined in Title 15.25.1.9.
- Provide copies of utility contracts with applicable companies such as electric, gas, and telephone services.

24-139-0001

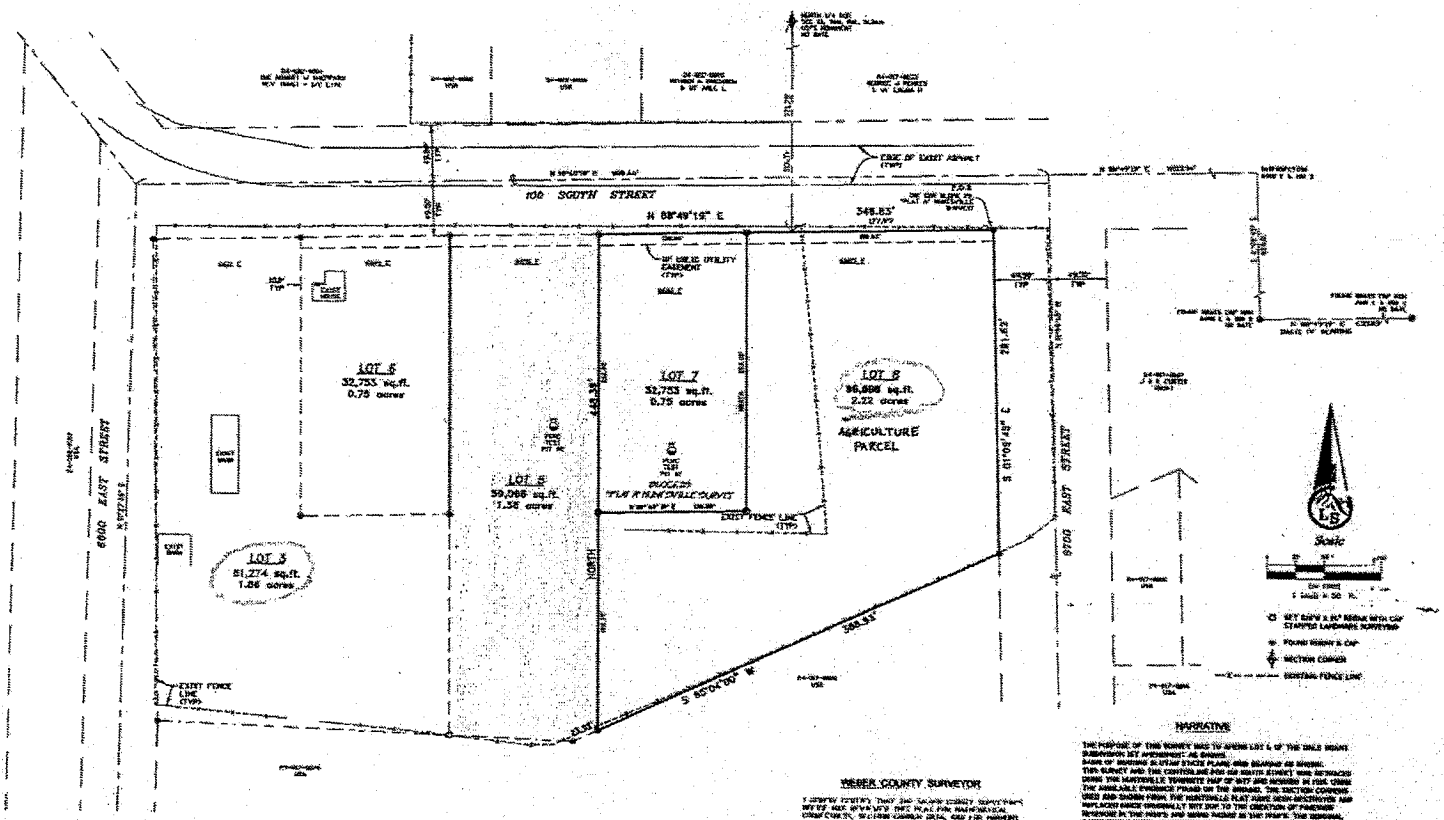
22-18

DALE GRANT SUBDIVISION 2ND AMENDMENT

PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY & THE N 1/2 OF SECTION 13, T6N, R1E, SLB&M

HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH

APRIL 2017



SURVEYOR'S CERTIFICATE

OWNER'S DEDICATION

OWNER'S ACKNOWLEDGMENT

BOUNDARY DESCRIPTION

NARRATIVE

WEBER COUNTY SURVEYOR

AGRICULTURAL NOTE

PERC TABLE

PERC TEST HOLE	DEPTH	SOIL DESCRIPTION
NO. 1	48"	0-8" LOAM, GRANULAR STRUCTURE, VERY FRIABLE; 8-48" CLAY LOAM, SUBANGULAR BLOCKY STRUCTURE, FIRM
NO. 2	48"	0-8" LOAM, GRANULAR STRUCTURE, VERY FRIABLE; 8-48" CLAY LOAM, SUBANGULAR BLOCKY STRUCTURE, FIRM

WEBER-MORGAN HEALTH DEPARTMENT

HUNTSVILLE TOWNSITE PLANNING COMMISSION APPROVAL

HUNTSVILLE TOWNSITE ACCEPTANCE

HUNTSVILLE TOWNSITE ENGINEER

HUNTSVILLE TOWNSITE ATTORNEY

Landmark Surveying, Inc.

DEVELOPER: Dale E Grant Jr

Part of Block 29, "Plat A" Huntsville Survey & N Half of Section 13, T 6 N, R 1 E, SLB&M, Weber County, UT

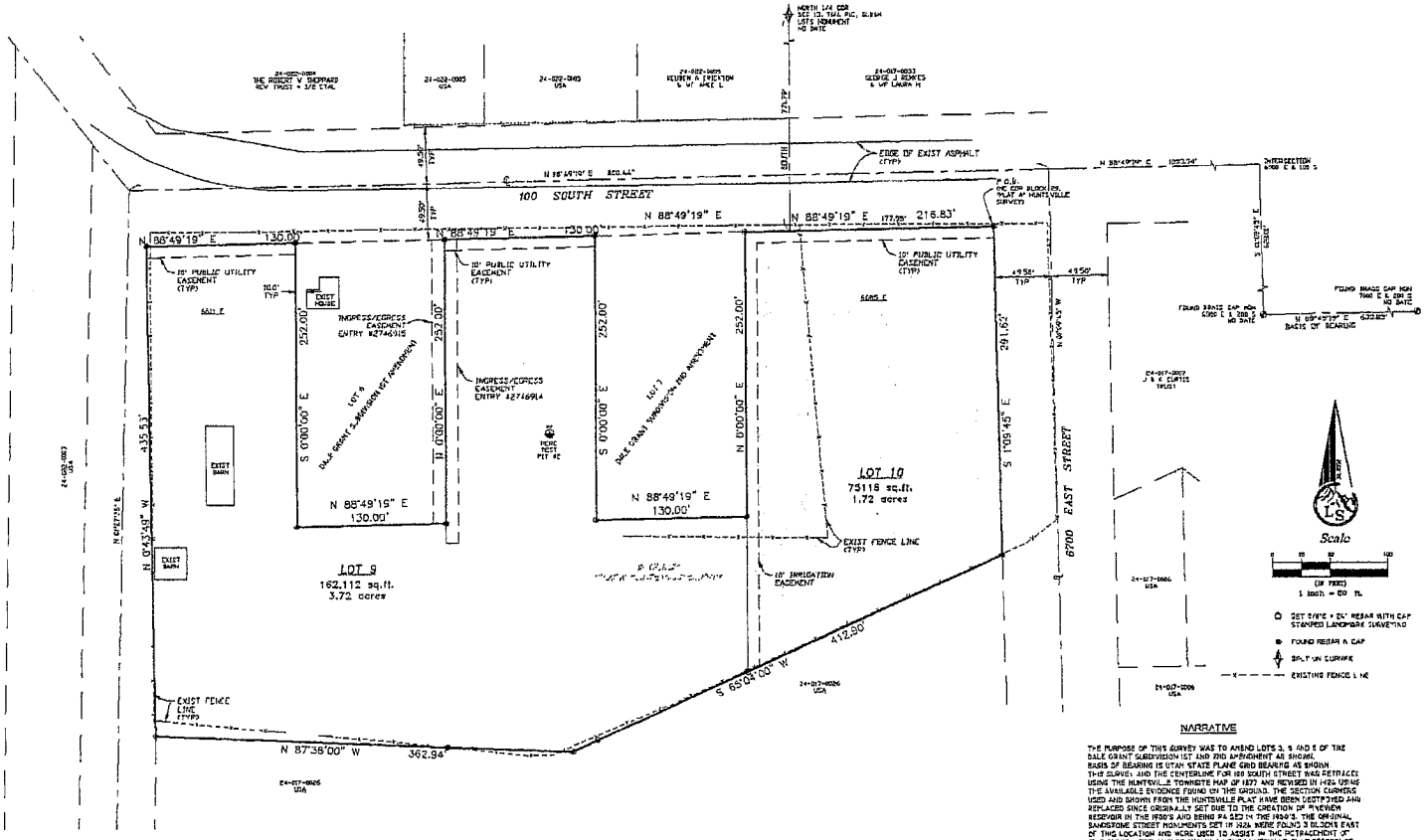
DRAWN BY: JCW
CHECKED BY: TBC
DATE: April 21, 2017
FILE: 7BC-DG-2

DALE GRANT SUBDIVISION 3RD AMENDMENT

PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY & THE N 1/2 OF SECTION 13, T6N, R1E, SLB&M

HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH

DECEMBER 2020



OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots as shown or noted hereon and name said tract DALE GRANT SUBDIVISION 3RD AMENDMENT

We hereby grant and convey a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement (PUE), storm water detention/retention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation facilities or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements without authorization of the governing entity.

Trust Acknowledgement

IN WITNESS WHEREOF, said THE DALE E GRANT TRUST, dated 7th day of June, 2007, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____ , 20___.

DALE E. GRANT -Trustee

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature. (print name below signature): — My Commission Expires:

Individual Acknowledgement

IN WITNESS WHEREOF, the hand of said Grantor(s), this ___ day of _____ , 20___

JOSH GARNER — KATIE GARNER

STATE OF UTAH)
: SS
COUNTY OF WEBER)

WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

THEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

(print name below signature) — My Commission Expires:

BOUNDARY DESCRIPTION

A PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY AND NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29 "PLAT A" HUNTSVILLE SURVEY, SAID POINT BEING SOUTH 271.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH 88 49'19" EAST 177.83 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 01°05'45" EAST 291.62 FEET ALONG THE EAST BOUNDARY LINE OF SAID BLOCK 29 TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 631 PAGE 547 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE ALONG SAID CONDEMNED PROPERTY THE FOLLOWING TWO (2) COURSES, (1) SOUTH 65°04'00" WEST 412.90 FEET AND (2) NORTH 87°38'00" WEST 362.94 FEET TO THE EAST RIGHT OF WAY LINE OF THE VACATED 6700 EAST STREET OF THE OFFICIAL MAP OF HUNTSVILLE TOWNSITE UPDATED IN 1924; THENCE NORTH 0°43'49" WEST 435.53 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 130.00 FEET TO THE NORTHWEST CORNER OF LOT 8 OF DALE GRANT SUBDIVISION 1ST AMENDMENT; THENCE ALONG SAID LOT 8 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 252.00 FEET, (2) NORTH 88°49'19" EAST (130.00 FEET AND (3) NORTH 252.00 FEET TO SAID RIGHT OF WAY OF SAID 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 130.00 FEET TO THE NORTHWEST CORNER OF LOT 8 OF DALE GRANT SUBDIVISION 2ND AMENDMENT; THENCE ALONG SAID LOT 8 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 252.00 FEET, (2) NORTH 88°49'19" EAST 130.00 FEET AND (3) NORTH 252.00 FEET TO SAID RIGHT OF WAY OF SAID 100 SOUTH STREET THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 216.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 237,228 SQ FT OR 5.44.6 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 3, 5 AND 6 OF THE DALE GRANT SUBDIVISION 1ST AND 2ND AMENDMENT AS SHOWN.
BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN
THIS SURVEY AND THE CENTERLINE FOR 100 SOUTH STREET WAS RETRACED USING THE HUNTSVILLE TOWNSITE MAP OF 1877 AND REVISED IN 1924 USING THE AVAILABLE EVIDENCE FOUND ON THE GROUND. THE SECTION CORNERS USED AND SHOWN FROM THE HUNTSVILLE PLAT HAVE BEEN DESTROYED AND REPLACED SINCE ORIGINALLY SET DUE TO THE CREATION OF PINEVIEW RESERVOIR IN THE 1930'S AND BEING PA SET IN THE 1950'S. THE ORIGINAL SANDSTONE STREET MONUMENTS SET IN 1924 WERE FOUND 3 BLOCKS EAST OF THIS LOCATION AND WERE USED TO ASSIST IN THE RETRACEMENT OF THIS SURVEY. THE ANGLES SHOWN ON THE HUNTSVILLE PLAT REFERENCE TO THE SECTION CORNERS TO THE STREETS WAS NOT USED EXACTLY BECAUSE THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER AND CENTER OF SECTION 13 COULD NOT BE RE-ESTABLISHED AND NO EVIDENCE WAS FOUND BECAUSE OF THE PINEVIEW RESERVOIR. THE LEGAL DESCRIPTIONS FOR THE PINEVIEW RESERVOIR DO NOT MATCH THE EXISTING PERIMETER FENCE BUILT ON THE GROUND AROUND THE RESERVOIR.
THE WEST BOUNDARY LINE OF THIS SUBDIVISION IS DERIVED FROM THE HUNTSVILLE TOWN VARIANCE ORDINANCE NO. 1914-05-19. THE BEARINGS SHOWN ON THIS SURVEY ARE USING THE STATE PLANE GRID BEARINGS OBTAINED FROM THE WEBER COUNTY SURVEYOR'S OFFICE

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

PERC TABLE

HOLE TEST + DATE	DEPTH (ft)	SOILS EVALUATION (GRAD, MOTTLING, WATER) - WEBER-MORGAN HEALTH DEPARTMENT
No. 2	2.7	[illegible]
		8.5" SANDY LOAM, MEDIUM STRUCTURE

WEBER COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been complied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this_____day of _____, 20___.

Weber County Surveyor

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 20___

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

HUNTSVILLE TOWNSITE PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HUNTSVILLE TOWNSITE PLANNING COMMISSION ON THE ____ DAY OF _____, 20___

SIGNATURE

HUNTSVILLE TOWNSITE ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH ON THE ____ DAY OF _____, 20___

TRICIA WARD

ATTEST:

HUNTSVILLE TOWNSITE ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRERequisite TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DESIGNATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20___

SIGNATURE

HUNTSVILLE TOWNSITE ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE HUNTSVILLE TOWNSITE ATTORNEY ON THE ____ DAY OF _____, 20___

SIGNATURE

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4568 South 2500 West - Ste. 3
West Haven, UT 84401
801-731-4075

DEVELOPER:
Address:

1 of 1

xx 1/4 of Section xx, Township x North, Range x East, Salt Lake Base and Meridian.

Subdivision

Revision	DRAWN BY
	CHECKED BY
	DATE: March 7, 2018
	PROJ. NUMBER

Weber County Recorder
Entry no. _____
Filed for record and recorded
____day of _____ 20___
at _____
in book _____ of official records,
on page _____
County Recorder, Leann H Kilts
By Deputy: _____
Fee paid _____

15.25.1.12 Vacating or Changing a Subdivision Plat

Any petition to vacate or change a subdivision plat will be reviewed by the Huntsville Town Council at a public hearing. Notice of said meeting will be emailed to 1) affected entities if multi-unit residential, commercial or industrial subdivision, 2) a) to the record owner of each parcel within specified parameters of that property, or b) posted, on the property to give notice to passers-by and published in a local newspaper for four (4) consecutive weeks.

15.25.1.13 Parcel Consolidation[42]

Upon favorable recommendation of the Huntsville Town Planning Commission and approval of the Huntsville Town Council, contiguous parcels (or Lots) may be combined to form one parcel (or lot) unless a subdivision amendment is required under Title 15.25.1.12. Such parcels (or lots) will be considered consolidated and shall meet all requirements concerning parcel consolidation. Once two (2) or more contiguous parcels (or lots) have been consolidated, they may not be divided without meeting all applicable zoning requirements.

A. [43]Petition: Petitions for a parcel consolidation may be approved and executed upon the recordation of an appropriate deed if:
   1. The parcel consolidation does not involve a recorded subdivision plat.
   2. The proposed parcel consolidation does not result in the creation of a parcel (or lot) of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate nonconformity.
   3. The proposed parcel consolidation does not result in changing a conforming structure into a nonconforming structure as a result of setbacks, proximity to other structures, use, landscaping, or any other site land use requirement.
   4. If the subject parcels are zone differently, the Huntsville Town council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

B. Application: Application materials for the parcel consolidation shall include the following:
   1. Completed Parcel Consolidation application signed by all affected property owners;
   2. Legal description of the whole piece of property to be consolidated;
   3. Copies of deeds reflecting the new property boundaries; and
   4. 4. One (1) eleven by seventeen (11x17) drawing to scale of the proposed consolidated parcel (or lot). All drawings shall show all structures on the property, fence lines, easements, driveways, and streets, and include a measurement scale and north arrow.

C. Recordation: parcel consolidation shall be accomplished by recording an appropriate deed with the County Recorder's Office. The new legal description shall not create a remnant parcel or violate existing zoning ordinances.

D. General: If necessary, the Planning Commission may require the following additional information:

   1. A plat (drawn to scale) prepared in ink by a licensed land surveyor or engineer of a to a scale not smaller than one hundred (100) feet to the inch and shall be of such size as is acceptable for filing in the Office of the County Recorder. The plat shall:

      a. Be accompanied by one reduced eleven inch by seventeen inch (11" x 17") copy of the full size drawing(s).
      b. Be presented to the Town Clerk at least thirty (30) days prior to a regular meeting of the Planning Commission to review the plat and prepare for its consideration at a regular meeting held for such

---

[42] Added Title 15.25.1.13 Parcel Consolidation 10-4-2018.

[43] Changed requirement 4 from "The proposed parcels are in the same zone." To "If the subject parcels are zone differently, the Huntsville Town council may require the applicant to proceed with a rezone petition under Title 15.16 prior to approval of a parcel consolidation petition."

HUNTSVILLE TOWN Filing Fee: $250.00
CONDITIONAL USE PERMIT (CUP) APPLICATION

PROJECT INFORMATION:
Project Name: Huntsville Square Village – Compass Rose Lodge Phase II
Project Use: Commercial village-style development containing small commercial units and structures.
Project Address: 198 S 7400 E Huntsville Utah 84317
Parcel ID Number(S) All of Lot 3, Huntsville Town Subdivision, Huntsville City, Weber County, Utah, according to the official plat thereof. Parcel No.: 24-120-0003, 24-014-0018 (Part), 24-014-0019 (Part)
Applicant Information
Applicant Name: Ski Town Venture LLC.
Applicant's Mailing Address: [redacted]
Email: [redacted]
Property Owners Name: Jeff and Bonnie Hyde
Owner's Mailing Address: [redacted]
Owner's Phone [redacted]
Architect/Engineer's Name: Architect: Sanders Associates Architects
Architect/Engineer's Phone: 801-621-7303 Email: shane@sandersarch.com
Date of Planning Commission Meeting: March 25 2021
Date of Town Council Meeting: April 1 2021

These questions need to be answered when considering the proposed use:

1. **What are your days and hours of operation(s)?**

   Depending on the which commercial unit, operations will occur seven days a week. Retail units will likely operate within the hours of 6:00 am – 10:00 pm. Hotel/Inn room and/or units can be in use 24-hours daily.

2. **Describe the use you are proposing. If there is more than one business planned, please list each one and its' intended use. If unsure at time of permitting, list the range of uses you anticipate. If a non-listed use is proposed subsequent to the granting of a permit, it's acceptance is not guaranteed.**

   In compliance with the "Development Agreement for the Huntsville Town Park Subdivision Lot 3" dated March 22 of 2016, we will move forward with reasonable diligence to develop a plan "consistent with a village-style development containing several small commercial structures that compliment Huntsville Town's downtown and continues and expands the design theme of the Developer's previous commercial village at Huntsville Square."

   This CUP application is an extension of our previously filed CUP application dated March 30 2016, for the purpose of continuing development of Phase II. Phase II will include several hotel/inn units with available on-site management, as well as a mixture of commercial retail uses as allowable or conditionally permissible according to the "Appendix One: Table 15-1 Huntsville Town Acceptable Uses By Zone" table adopted September 17, 2015. See attached table.

3. **How is this use(s) compatible with the surrounding properties?**
   The uses proposed are an extension of existing uses on the property which will enhance the village-style development and provide additional commercial amenities for Huntsville Town.

HUNTSVILLE TOWN Filing Fee: $250.00
CONDITIONAL USE PERMIT (CUP) APPLICATION

4. **Does the proposed use(s) produce any outside noise, smell or waste products? If so, how will they be treated?**
   No significant outside noise, smell, or waste products will be generated on a regular basis. Village businesses and activities will be subject to Huntsville Town Noise Ordinance 2.2.9. Activities which may cause noise will begin after 8:00am and conclude by 10:00pm

5. **Are changes being made to the building to accommodate the use(s)? If so, please describe.**
   Yes, Phase II of village-style development must be constructed. Please refer to attached elevations and conceptual site plan for details.

6. **IMPORTANT**Are changes being made to the site to accommodate the use(s)? If so, please submit a Site Plan in addition to this application.**
   See attached site plan and elevation concepts.

Applicant understands that only uses in the Allowable Use Table 15-1 of Title 15 will be allowed, and the use identified in the business license permit application. I have read the application and hereby certify that the information is correct and that I understand that the Conditional Use approval is valid for one year from the approval date. If the use does not begin within one year, the approval is void.

Applicant's Signature: _____ Date: 3/10/2021

Plans accepted by: Becki Endicott Date: 3/10/2021

Fee Paid: $250.00 Date: 3/10/2021

recpt # 8320

TOWN OF HUNTSVILLE * SEAL * WEBER COUNTY, UTAH

APPENDIX ONE: TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Accessory Building, Private	P	C	P	C	C	C	C	
Adult/sex oriented facilities and businesses	N	N	N	N	N	N	N	
Agriculture	P	C	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	
Banks and financial services	N	C	N	C	N	N	N	
Bars, taverns, clubs	N	C	N	C	N	N	N	
Bed and breakfast	C	C	C	C	C	N	N	
Bike Path	P	C	P	C	P	P	P	
Botanical or zoological garden	N	C	C	C	C	P	N	
Building and maintenance services	N	C	N	C	N	N	N	
Camp	N	N	C	C	C	C	P	
Campground	N	N	C	C	C	P	P	
Car wash, commercial	N	N	N	N	N	N	N	
Cemetery	C	N	P	C	P	P	N	
Childcare center with 9-16 children	N	C	C	C	N	N	N	
Childcare center with more than 16 children	N	C	C	C	N	N	N	
Childcare, family, fewer than 9 children	C	C	C	C	C	N	N	
Childcare, in home	C	C	C	C	C	N	N	
Churches	C	C	P	C	C	N	N	
Commercial kennels	N	N	C	N	N	N	N	
Construction equipment rental	N	N	N	N	N	N	N	
Construction equipment storage	N	N	N	N	N	N	N	
Construction sales, wholesale	N	N	N	N	N	N	N	
Construction services, contract	N	C	N	C	N	N	N	
Dwelling unit, accessory	N	N	N	N	C	N	N	
Dwelling unit, agricultural employee	N	N	N	N	C	N	N	
Dwelling unit, multi-family	N	N	N	N	N	N	N	
Dwelling unit, single-family attached (Condominium)	N	N	N	N	N	N	N	

Adopted 9/17/2015

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

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

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Dwelling unit, single family	P	P	P	P	P	N	N	
Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	C	C	C	C	P	N	
Funeral services	N	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	C	N	C	N	N	N	
Golf courses	N	C	P	C	P	C	N	
Golf Course, (miniature)	N	N	N	N	N	N	N	
Golf Driving Range	N	C	C	C	C	C	N	
Group home	N	N	N	N	N	N	N	
Healthcare facilities	N	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	N	N	
Horse boarding	C	C	C	C	N	C	N	
Horse stables and riding academy	N	C	C	C	N	C	N	
Hospitals	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	C	N	C	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	C	N	C	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	
Manufacturing, light	N	C	N	N	N	N	N	
Medical equipment supply	N	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	
Movie Theater	N	C	N	N	N	N	N	
Museum	C	C	C	C	C	C	C	
Nursing home	N	C	N	N	N	N	N	
Offices, general	N	C	N	N	N	N	N	
Offices, medical and dental	N	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	N	C	C	N	N	
Park and ride	N	C	N	C	N	N	N	
Parking lot	N	C	N	C	C	N	N	
Parks, Public	N	C	P	C	P	P	N	
Parks, Private	P	C	P	C	P	P	P	
Performing Arts Center	N	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	N	N	
Personal services	C	C	C	C	C	N	N	
Property management offices/check	N	C	N	C	N	N	N	

Adopted 9/17/2015

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

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

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
in facilities								
Reception Center	N	C	N	C	N	N	N	
Recreation and athletic facilities	N	C	N	C	C	C	N	
Recreation, public	N	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	N	N	
Repair services	C	C	C	C	C	N	N	
Residential treatment facility	N	N	N	N	N	N	N	
Retail Sales (**See Chart Below**)							N	See Below
Schools	N	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	
Storage, RV, boat or vehicle, Private	P	N	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	N	N	
Trailhead Parking	C	C	C	C	C	C	N	
Trails	C	C	P	C	P	P	C	
Transportation Services	N	N	N	N	C	N	N	
Truck Stop	N	N	N	N	N	N	N	
Utility Facilities	N	N	N	N	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	C	C	C	P	P	N	

Adopted 9/17/2015

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

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

Use – Retail Sales	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Agricultural sales and service	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	N	N	N	
Art Supply Store	N	C	N	C	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	
Bakery	N	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	
Big box retail	N	N	N	N	N	N	N	
Bookstore	N	C	N	C	N	N	N	
Bowling Alley	N	N	N	N	N	N	N	
Camera Shop	N	C	N	C	N	N	N	
Convenience Store	N	C	N	C	N	N	N	
Department or discount store	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	C	C	C	C	C	N	N	
Grocery Store	N	C	N	C	N	N	N	
Hardware Store	N	C	N	C	N	N	N	
Kiosk	N	C	C	C	N	N	N	
Laboratory, medical or dental or optical	N	C	N	N	N	N	N	
Laundromat, Laundry	N	N	N	N	N	N	N	
Locksmith or Key Shop	C	C	C	C	C	N	N	
Medical/Dental Clinic	N	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	
Mortuary	N	C	N	N	N	N	N	
Music Store	N	C	N	N	N	N	N	
Optical Shop	N	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	
Pet Shop	N	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	N	N	
Pharmacy	N	C	N	C	N	N	N	
Print Shop	N	C	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-Though	N	N	N	N	N	N	N	
Restaurant, Deli or Take-out	N	C	N	C	N	N	N	
Restaurant, Full Service	N	C	N	C	N	N	N	
Seasonal Outdoor Vendor	N	C	C	C	C	N	N	
Shoe Store	N	C	N	N	N	N	N	
Smoke Shops	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	N	N	

Adopted 9/17/2015

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

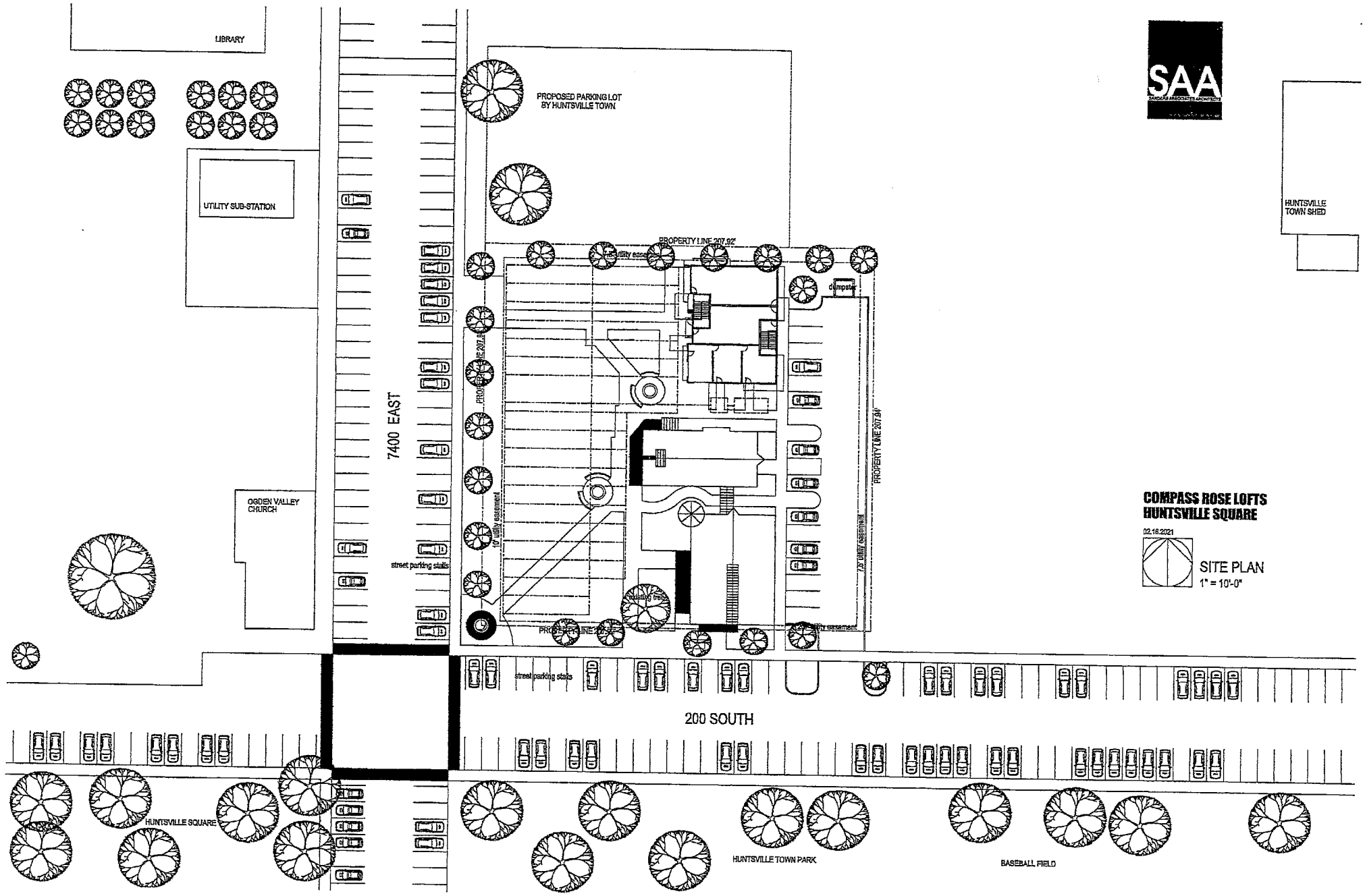
Uses: P-Permitted, C-Conditional, N-Not Permitted

Use – Retail Sales	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Studio, decorator and display	N	C	N	C	N	N	N	
Studio, Health	N	C	N	C	N	N	N	
Tent Vendor	N	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	N	N	N	N	N	
Vehicle and equipment sales or rental	N	N	N	N	N	N	N	

Adopted 9/17/2015

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

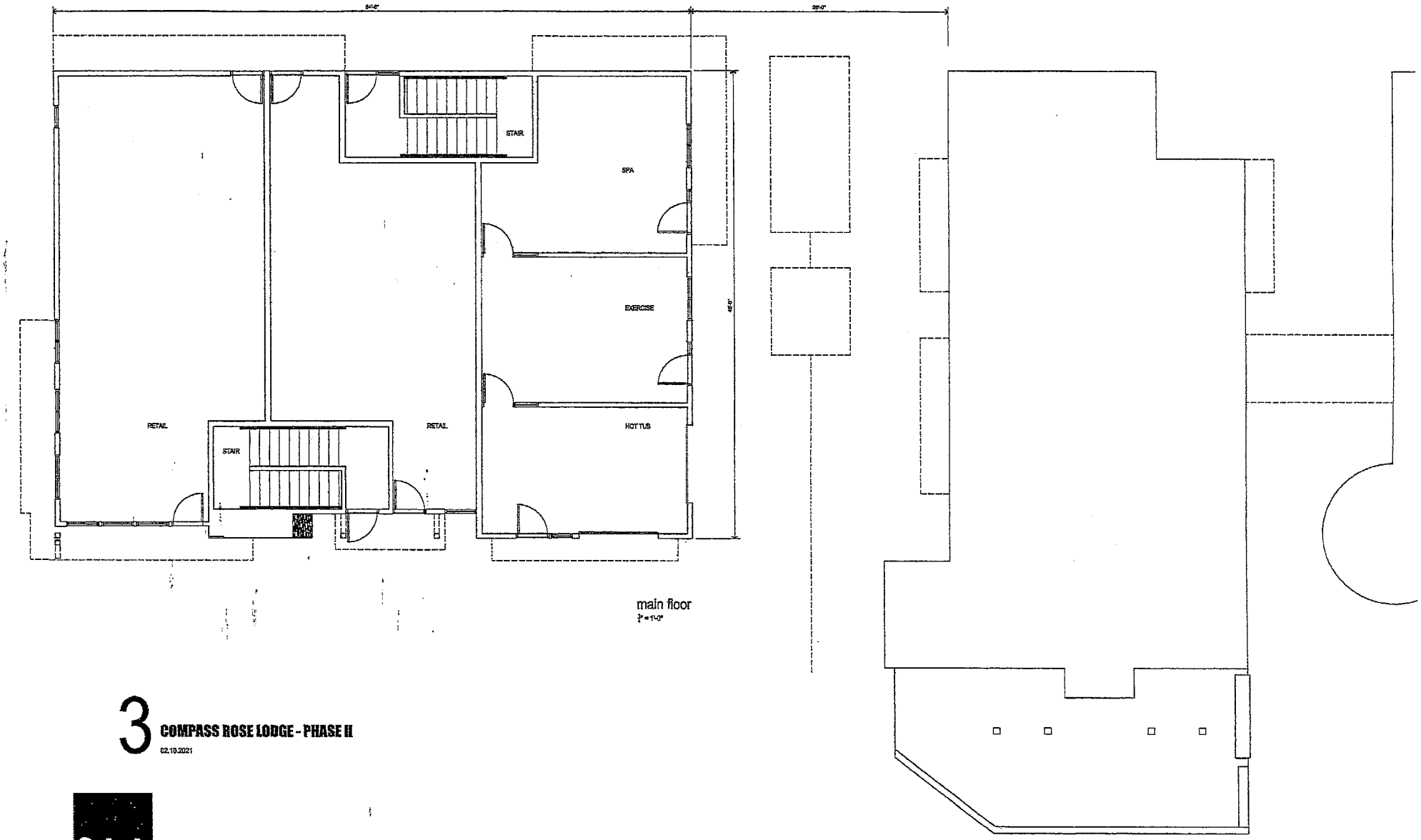
Uses: P-Permitted, C-Conditional, N-Not Permitted


LIBRARY
UTILITY SUB-STATION
OGDEN VALLEY CHURCH
7400 EAST
street parking stalls
PROPOSED PARKING LOT BY HUNTSVILLE TOWN
PROPERTY LINE 207.92'
dumpster
PROPERTY LINE 207.84'
10' utility easement
street parking stalls
200 SOUTH
HUNTSVILLE SQUARE
HUNTSVILLE TOWN PARK
BASEBALL FIELD
HUNTSVILLE TOWN SHED
SAA
COMPASS ROSE LOFTS
HUNTSVILLE SQUARE
02.16.2021
SITE PLAN
1" = 10'-0"

west elevation
1" = 1'-0"

COMPASS ROSE LODGE - PHASE II

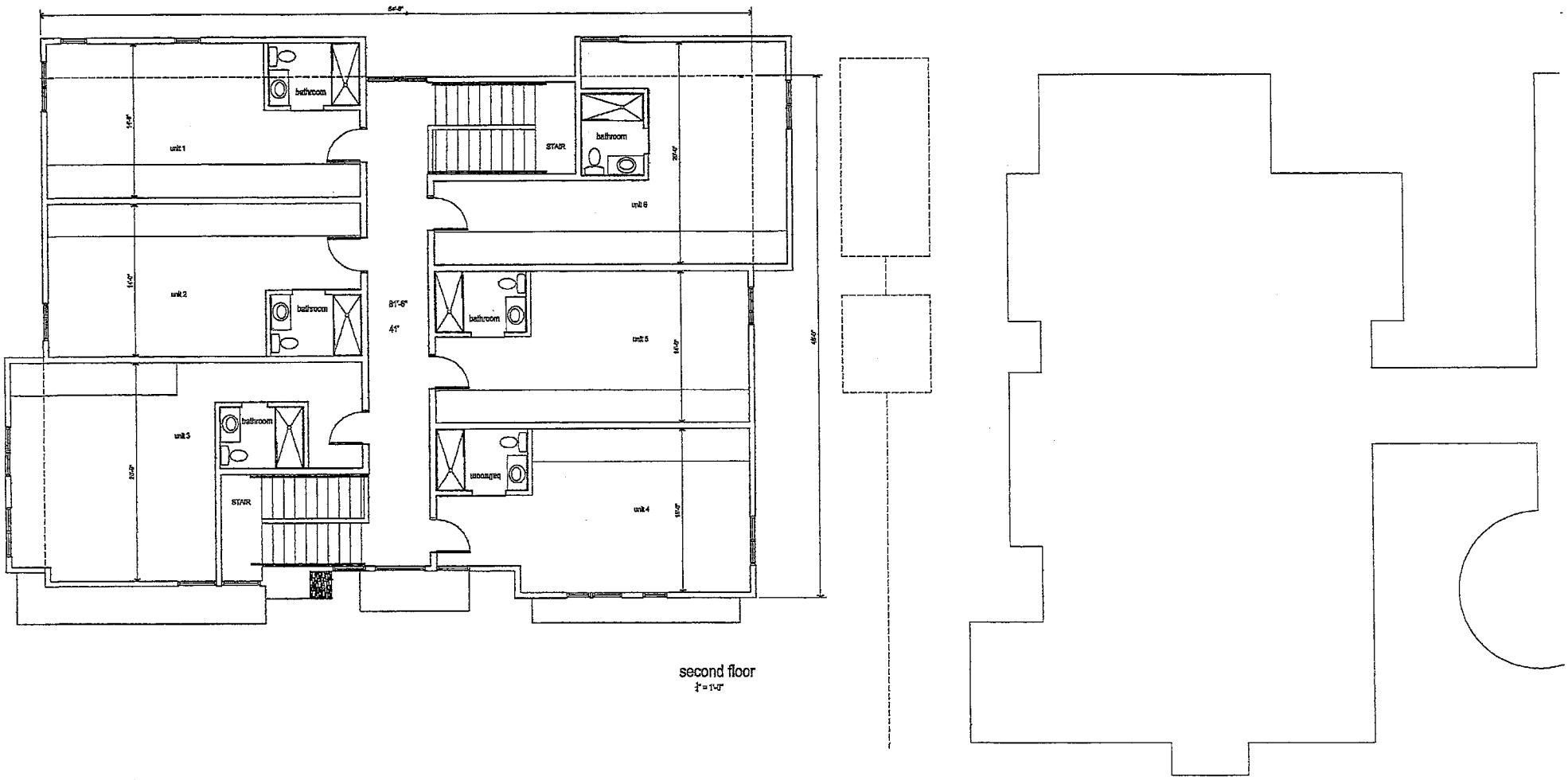
02.10.2021



3 COMPASS ROSE LODGE - PHASE II

02.10.2021

SAA
SAMORA & ASSOCIATES ARCHITECTS



3 COMPASS ROSE LODGE - PHASE II

02.10.2021

SAA

Conditional Use Permit
(CUP) Application

Huntsville Town 7309 E. 200 S. Huntsville Utah 84317

Project Information	
Project Name: Huntsville Square Village	
Project Use: Commercial village including uses proposed below	
Project Address: Lot 3 on corner of 200 S and 7400 E Huntsville, Utah 84317	
Parcel ID number (s) 24 -120 - 0003, 24 - 014- 0018 (Part), 24-014-0019 (Part)	
Applicant Information	
Applicant Name: Ski Town Venture LLC.	**Phone:** [redacted]
Applicant's Address: [redacted]	
Email: jeff@bonnieandhyde.com	
Property Owners Name: Bonnie & Hyde Inc.	
Owner's Address: [redacted]	**City:** [redacted] **Zip** [redacted]
Owner's phone: [redacted]	**Email** [redacted]
Architect/Engineer's name: TBD	
Architect/Engineer's Phone:	**Email:**
Date of Planning Commission Meeting:	

These questions need to be answered when considering the proposed use:

1. **What are your days and hours of operation?**

   Depending on which suite, seven days a week. Retail businesses will likely operate from 6:00am -10:00pm. Inn or bed and breakfast short-stay rooms will operate 24 hours a day.

2. **Describe the use you are proposing.**

   Ski Town Venture is proposing a mix-use commercial village. The commercial village will house a variety of businesses, amenities, and uses under Huntsville Town's Allowable uses for C-1 zoning. Please see attached Huntsville Town Acceptable Uses by Zone table. All specific uses sought after and applied for a highlighted in yellow (24 total uses highlighted).

3. **How is this use compatible with the surrounding properties?**

   The proposed commercial village will provide services and amenities for visitors of the neighboring park and soccer field. As all surrounding properties are currently zoned C-1 and have no businesses, the village will make surrounding properties more desirable for future parties.

   The proposed commercial village will create a draw of customers, which will help existing businesses and services in the surround area including Huntsville Barbecue Company, Detours, Blue Coyote Café, Huntsville Square Events, Shooting Star, and Huntsville Library.

   The village has strong potential to generate significant sales and property tax revenue that will benefit the town of Huntsville.

4. **Does the proposed use produce any outside noise, smell or waste products? If so, how will they be treated?**

   No significant outside noise, smell, or waste products will be generated by the commercial village. Village businesses and activities will be subject to Huntsville Town Noise ordinance 2.2.2. Activities will not begin prior to 6:00am and finish by 10:00pm.

5. **Are changes being made to the building to accommodate the use? If so, please describe:**
   Yes, village must be constructed in entirety. Please refer to attached elevations and site plan for details.

6. **IMPORTANT** Are changes being made to the site to accommodate the use? If so, please submit a Site Plan in addition to this application.**
   See attached site plan and elevation concepts.

I have read the application and hereby certify that the information is correct and that I understand that the conditional use approval is valid for one year from the approval date. If the use does not begin within one year, the approval is void.

Applicant's signature _____ Date 3-30-16

Plans accepted by _____ Date 3/30/16

TOWN OF HUNTSVILLE SEAL WEBER COUNTY, UTAH

APPENDIX ONE: TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Accessory Building, Private	P	C	P	C	C	C	C	
Adult/sex oriented facilities and businesses	N	N	N	N	N	N	N	
Agriculture	P	C	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	
Banks and financial services	N	C	N	C	N	N	N	
Bars, taverns, clubs	N	C	N	C	N	N	N	
Bed and breakfast	C	C	C	C	C	N	N	
Bike Path	P	C	P	C	P	P	P	
Botanical or zoological garden	N	C	C	C	C	P	N	
Building and maintenance services	N	C	N	C	N	N	N	
Camp	N	N	C	C	C	C	P	
Campground	N	N	C	C	C	P	P	
Car wash, commercial	N	N	N	N	N	N	N	
Cemetery	C	N	P	C	P	P	N	
Childcare center with 9-16 children	N	C	C	C	N	N	N	
Childcare center with more than 16 children	N	C	C	C	N	N	N	
Childcare, family, fewer than 9 children	C	C	C	C	C	N	N	
Childcare, in home	C	C	C	C	C	N	N	
Churches	C	C	P	C	C	N	N	
Commercial kennels	N	N	C	N	N	N	N	
Construction equipment rental	N	N	N	N	N	N	N	
Construction equipment storage	N	N	N	N	N	N	N	
Construction sales, wholesale	N	N	N	N	N	N	N	
Construction services, contract	N	C	N	C	N	N	N	
Dwelling unit, accessory	N	N	N	N	C	N	N	
Dwelling unit, agricultural employee	N	N	N	N	C	N	N	
Dwelling unit, multi-family	N	N	N	N	N	N	N	
Dwelling unit, single-family attached (Condominium)	N	N	N	N	N	N	N	

Adopted 9/17/2015

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

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

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Dwelling unit, single family	P	P	P	P	P	N	N	
Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	C	C	C	C	P	N	
Funeral services	N	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	C	N	C	N	N	N	
Golf courses	N	C	P	C	P	C	N	
Golf Course, (miniature)	N	N	N	N	N	N	N	
Golf Driving Range	N	C	C	C	C	C	N	
Group home	N	N	N	N	N	N	N	
Healthcare facilities	N	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	N	N	
Horse boarding	C	C	C	C	N	C	N	
Horse stables and riding academy	N	C	C	C	N	C	N	
Hospitals	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	C	N	C	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	C	N	C	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	
Manufacturing, light	N	C	N	N	N	N	N	
Medical equipment supply	N	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	
Movie Theater	N	C	N	N	N	N	N	
Museum	C	C	C	C	C	C	C	
Nursing home	N	C	N	N	N	N	N	
Offices, general	N	C	N	N	N	N	N	
Offices, medical and dental	N	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	N	C	C	N	N	
Park and ride	N	C	N	C	N	N	N	
Parking lot	N	C	N	C	C	N	N	
Parks, Public	N	C	P	C	P	P	N	
Parks, Private	P	C	P	C	P	P	P	
Performing Arts Center	N	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	N	N	
Personal services	C	C	C	C	C	N	N	
Property management offices/check	N	C	N	C	N	N	N	

Adopted 9/17/2015

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

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

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
in facilities								
Reception Center	N	C	N	C	N	N	N	
Recreation and athletic facilities	N	C	N	C	C	C	N	
Recreation, public	N	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	N	N	
Repair services	C	C	C	C	C	N	N	
Residential treatment facility	N	N	N	N	N	N	N	
Retail Sales (See Chart Below)							N	See Below
Schools	N	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	
Storage, RV, boat or vehicle, Private	P	N	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	N	N	
Trailhead Parking	C	C	C	C	C	C	N	
Trails	C	C	P	C	P	P	C	
Transportation Services	N	N	N	N	C	N	N	
Truck Stop	N	N	N	N	N	N	N	
Utility Facilities	N	N	N	N	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	C	C	C	P	P	N	

Adopted 9/17/2015

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

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

Use – Retail Sales	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Agricultural sales and service	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	N	N	N	
Art Supply Store	N	C	N	C	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	
Bakery	N	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	
Big box retail	N	N	N	N	N	N	N	
Bookstore	N	C	N	C	N	N	N	
Bowling Alley	N	N	N	N	N	N	N	
Camera Shop	N	C	N	C	N	N	N	
Convenience Store	N	C	N	C	N	N	N	
Department or discount store	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	C	C	C	C	C	N	N	
Grocery Store	N	C	N	C	N	N	N	
Hardware Store	N	C	N	C	N	N	N	
Kiosk	N	C	C	C	N	N	N	
Laboratory, medical or dental or optical	N	C	N	N	N	N	N	
Laundromat, Laundry	N	N	N	N	N	N	N	
Locksmith or Key Shop	C	C	C	C	C	N	N	
Medical/Dental Clinic	N	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	
Mortuary	N	C	N	N	N	N	N	
Music Store	N	C	N	N	N	N	N	
Optical Shop	N	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	
Pet Shop	N	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	N	N	
Pharmacy	N	C	N	C	N	N	N	
Print Shop	N	C	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-Though	N	N	N	N	N	N	N	
Restaurant, Deli or Take-out	N	C	N	C	N	N	N	
Restaurant, Full Service	N	C	N	C	N	N	N	
Seasonal Outdoor Vendor	N	C	C	C	C	N	N	
Shoe Store	N	C	N	N	N	N	N	
Smoke Shops	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	N	N	

Adopted 9/17/2015

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

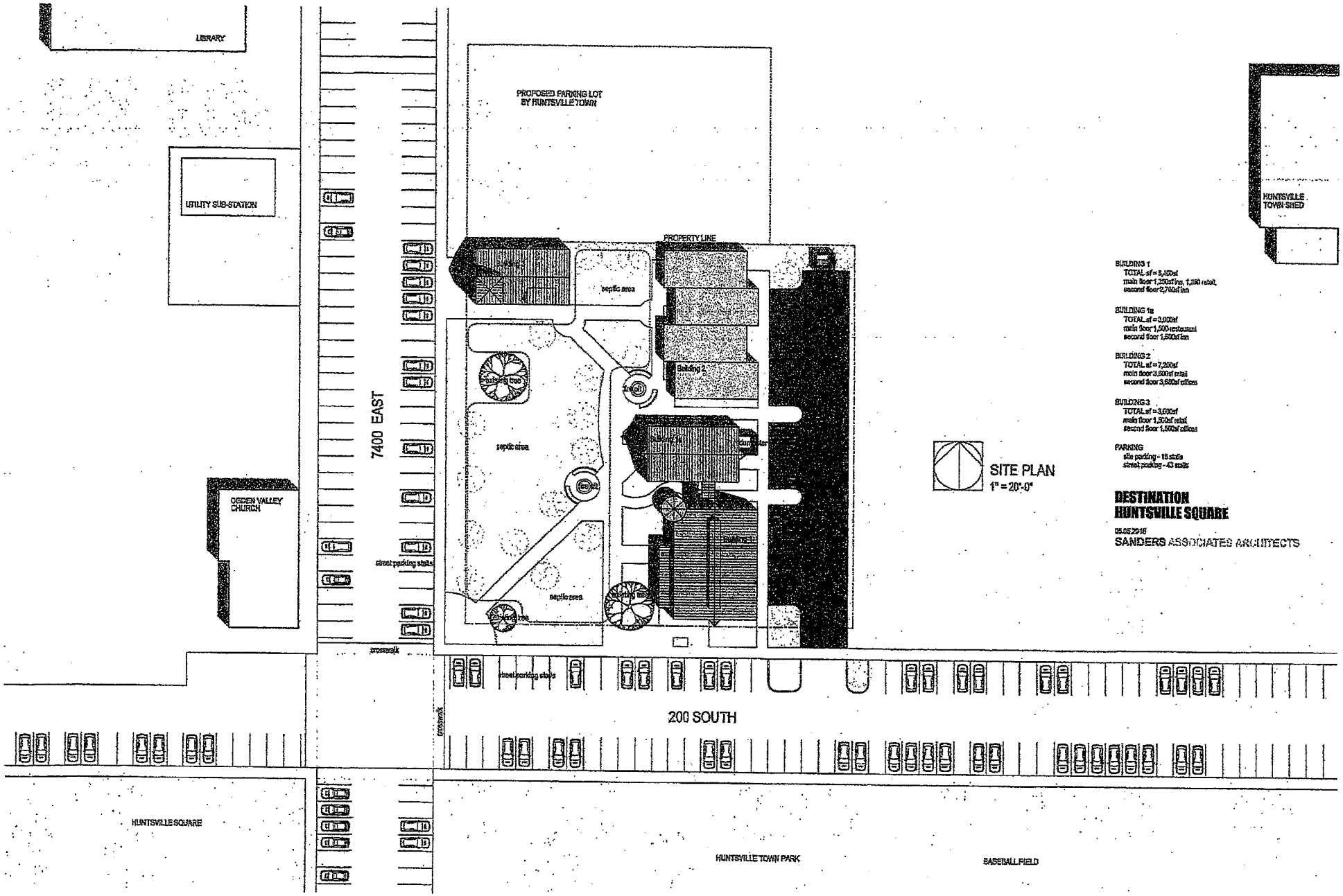
Uses: P-Permitted, C-Conditional, N-Not Permitted

Use – Retail Sales	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Studio, decorator and display	N	C	N	C	N	N	N	
Studio, Health	N	C	N	C	N	N	N	
Tent Vendor	N	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	N	N	N	N	N	
Vehicle and equipment sales or rental	N	N	N	N	N	N	N	

Adopted 9/17/2015

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

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



BUILDING 1
TOTAL sf = 5,400sf
main floor 1,350sf inn, 1,350 retail,
second floor 2,700sf inn

BUILDING 1a
TOTAL sf = 3,000sf
main floor 1,500 restaurant
second floor 1,500sf inn

BUILDING 2
TOTAL sf = 7,200sf
main floor 3,600sf retail
second floor 3,600sf offices

BUILDING 3
TOTAL sf = 3,000sf
main floor 1,500sf retail
second floor 1,500sf offices

PARKING
site parking - 16 stalls
street parking - 43 stalls

DESTINATION HUNTSVILLE SQUARE

05.05.2016

SANDERS ASSOCIATES ARCHITECTS

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

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

RECITALS

A. The Parties entered into the "Development Agreement for the Huntsville Town Park Subdivision Lot 3" on March 22. 2016 ("Original Development Agreement"). Subsequent to the Parties entering into that Development Agreement, the citizens of Huntsville Town submitted a petition to overturn the Town Council's vote to rezone the property to allow residential and commercial uses. Developer has elected to forego the option to rezone the property to allow a mixed-use development and is now willing to purchase the property with the understanding that the property will retain its current commercial zoning. This Amended Development Agreement (DA) supersedes and replaces the Original Development Agreement in its entirety.

B. Huntsville Town is the owner of Lot 3 of the Huntsville Town Park Subdivision, parcel identification No. 24-120-0003, totaling approximately 0.992 acres. A copy of the plat map showing Lot 3 is attached as Exhibit A (the "Lot"). Because of the central and strategic location of the Lot, the development of the Lot will have a permanent and significant impact upon the citizens of Huntsville Town.

C. Developer has previously developed commercial property in Huntsville and has established a track record of creating visually appealing commercial development that provides jobs for the citizens of Huntsville Town along with providing the citizens with desirable commercial amenities. Developer has proposed a plan ("Development Plan") consistent with a village-style development containing several small commercial structures that compliment Huntsville Town's downtown and continues and expands the design and theme of Developer's previous commercial village at the Huntsville Square. The Development Plan also enhances the economic base through diversity of retail shops (the "Project").

D. The terms of this DA, upon approval and execution of the Huntsville Town Council and Mayor of Huntsville Town will govern the development and future uses of the Lot.

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

1. Recitals. The foregoing Recitals are hereby made a part hereof and are incorporated herein by reference.

2. Purpose. The purpose of this DA is to set forth the duties and obligations of both Parties.

3. Developer Representations.

a. Developer is a Utah limited liability company in good standing with the State of Utah and covenants to remain in good standing with the State of Utah as long as it is the owner of the Lot.

b. Developer has the financial resources to purchase Lot 3 and to complete their Development Plan in a timely manner. The financial resources of Developer are neither speculative nor contingent upon the happening of any event other than securing an agreement from Huntsville Town to purchase the Lot.

c. Unless otherwise designated in writing by Developer, the sole representative of Developer to represent, speak for and bind Developer in all matters pertaining to this DA shall be Jeff P. Hyde.

d. Developer, in developing the Lot pursuant to this DA, covenants to comply with the terms of this DA and all Huntsville Town zoning ordinances.

e. Developer agrees to diligently and continuously pursue development of the Lot and to do so in a commercially reasonable manner.

f. Developer represents that Developer has the experience and knowledge necessary to fulfill Developer's obligations herein.

g. Developer affirmatively covenants to comply with all laws, rules and regulations whether federal, state or local, applicable to each and every aspect of Developer's obligations contained in this DA.

h. Developer represents that no real estate broker or agent or other person is entitled to claim a commission or other compensation as a result of Developer's execution and delivery of this DA. Developer hereby agrees to indemnify, defend, and hold Huntsville Town harmless with respect to this representation and warranty.

i. Developer shall operate as a single purpose entity for the development of the Lot. Unless otherwise approved in writing in advance by Huntsville Town, Developer shall not acquire any real or personal property other than real property or personal property directly related to the development, operation and maintenance of the Lot. Further, developer shall not operate any business other than the development, management and operation of the Lot.

j. The responsibilities and commitments of the Developer and Huntsville Town, as detailed in this DA when executed, shall constitute a covenant and restriction that shall be recorded in the

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

4. Right of First Refusal. Prior to the "Completion" of the project, Developer will not sell the Lot to any other party without first offering, in writing, to sell the Lot to the Town for the same price Developer paid to the Town, plus a five percent annual rate of return. If Developer has made improvements to the Lot, the amount Town will be required to pay to Developer will also include the actual costs of the improvements made to the Lot. Town will have 30 days to accept or reject Developer's offer and will then have 60 additional days to close the purchase of the Lot. "Completion" of the project as used in this Paragraph shall mean any time prior to the date of the issuance of the final "Occupancy Permit" by the Town's Building Official under the applicable building code. Upon issuance of the final Occupancy Permit this right of first refusal shall terminate.

5. Lot Sold "As Is". Developer has completed its due diligence and agrees to accept the Lot "as-is" without any representation or warranty from the Town as to the condition of the Lot.

6. Development of Lot Subject to Approval of Septic Design and Wastewater Management by Weber County. The right of Developer to construct any portion of the Project described in this DA is contingent upon approval by Weber-Morgan Health Department of a septic system that is fully capable of safely disposing of all sewage and wastewater generated by the businesses proposed to be built upon the Lot. In the event the size of the drain field is inadequate for the size of the proposed uses on the Lot, Developer will reduce the number of commercial units to bring the development into compliance with State of Utah administrative Rule R317-4, Onsite Wastewater Systems and Weber County regulations regarding septic systems.

7. Maximum Size of Footprint of all Commercial Buildings. The maximum square footage of the footprint of all buildings constructed on the Lot shall not exceed thirty percent (30%) of the total square footage of the Lot. The remaining seventy percent (70%) of the Lot shall be landscaped and shall remain as open space.

8. Maximum Number of Commercial Units. The maximum number of commercial units that may be constructed on the Lot shall not exceed sixteen. The total square footage of the footprint of all commercial units combined may not exceed 12,960 square feet. The commercial buildings may be constructed to include two levels and that could increase the total amount of allowable commercial space to 25,920 square feet.

9. Time Limitation to Complete Project. Developer agrees to complete construction of entire Project within 8 years from the date of execution of this DA.

10. Time Limitation to Complete Landscaping of Project. Developer agrees to complete substantially all landscaping of the Project within 3 years from the date of execution of this DA.

11. Storm Drainage. Developer agrees to obtain all applicable storm water permits as required by the Utah Department of Environmental Quality as administered by the Utah Division of Water Quality. This applies to both construction permits and Municipal Separate Storm Sewer Systems (MS4) permits. If a permit is obtained for offsite discharge the maximum allowable discharge rate allowed by Huntsville Town is 0.2 cubic feet per second (cfs).

12. Relationship of Parties/No Third Party Rights. Nothing contained in this DA shall be construed as creating a joint venture, partnership or association between Huntsville Town and Developer. Both parties are separate and independent entities acting on their own behalf. This DA does not create any rights or obligations of any persons or parties other than the Developer and Town.

13. Non-Liability of Town Officials and Employees. No officer, representative, agent, or employee of the Town shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach of this DA. Huntsville Town is a governmental entity under the "Utah Governmental Immunity Act." Consistent with the terms of that Act, it is mutually agreed that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials or employees. Huntsville Town specifically does not waive any defenses or limits of liability available under the Governmental Immunity Act.

14. Default and Remedies. In the event of default by either party to this DA in any of the terms, provisions, covenants, or agreements to be performed by said party under this DA and said defaulting party fails to cure such default within sixty (60) days after written demand by the other party, then the party providing said notice of default shall thereafter have no further obligations to the defaulting party. In the event of default, the Parties shall have the rights and remedies available at law and in equity including, but not limited to injunctive relief, specific performance and termination, but not including damages or attorney's fees.

15. Notices, Demands and Communications Between the Parties. Formal notices, demands and communications between Huntsville Town and Developer shall be deemed sufficiently given only if delivered via registered or certified mail, postage prepaid, return receipt requested, or if delivered by a recognized national courier service (i.e. UPS, Federal Express, etc.) to the following addresses:

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

IF TO DEVELOPER:
Bonnie & Hyde Inc.
A Utah Corporation
Attention: Jeff P. Hyde, Managing Member
5778 East, Elkhorn Drive
Eden, Utah, 84310

16. Counterparts. This DA may be executed in one or more duplicate originals, each of which shall be deemed to be an original.

17. Waiver and Amendments. Any waiver of any provision of this DA or any amendment hereto must be in writing and signed by the appropriate authorities of Huntsville Town and of Developer.

18. Entire Agreement and Severability. This DA, together with the exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter and supersedes all prior negotiations, representations, promises, inducements or previous agreements between the Parties with respect to the subject matter of this DA. In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this agreement and shall in no way affect any other covenant, condition or provision herein contained.

19. No Presumption. This DA shall be interpreted and construed only by the contents hereof and there shall be no presumption or standard of construction in favor of or against either Huntsville Town or Developer. Each party represents and warrants to the other party that it has been represented by, and has had the opportunity to consult with, legal counsel in connection with the review, negotiation and execution of this agreement.

20. Recording. Either party may record this DA in the Office of the Weber County Recorder any time after execution.

21. Governing Law. This DA shall be governed, construed and enforced in accordance with the laws of the State of Utah.

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

HUNTSVILLE TOWN
By _____ Date: MARCH 29TH 2016
James Truett,
Its: Mayor

Attest:
_____
Gail Ahlstrom, Town Clerk

TOWN OF HUNTSVILLE SEAL WEBER COUNTY, UTAH

HUNTSVILLE TOWN COUNCIL

The Huntsville Town Council approved this DA agreement and was adopted on March 22, 2016, after the requisite public hearing was held on the sale on or about Aug. 20, 2015.

MUNICIPAL ACKNOWLEDGEMENT

State of Utah)
:ss
County of Weber)

On this date 29 day of March, 2016, personally appeared before me Jim Truett, Mayor, and Gail Alstrom, Town Clerk, who did execute this DA in their authorized capacities.

Ramona S. Clapperton
Notary Public

RAMONA S CLAPPERTON
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 678858
COMM. EXP. 09/01/2018

DEVELOPER
Bonnie & Hyde Inc.
A Utah Corporation
By
Jeff P. Hyde, Managing Member President

CORPORATE ACKNOWLEDGEMENT

State of Utah)
:ss
County of Weber)

On this date 30 day of March, 2016, personally appeared before me Jeff P. Hyde, Managing Member of Bonnie & Hyde, Inc., a Utah Corporation, who did execute this DA in his authorized capacity.

Teresa Shaum
Notary Public

NOTARY PUBLIC
TERESA SHAUM
685544
My Commission Expires
October 8, 2019
STATE OF UTAH

HUNTSVILLE TOWN
ORDINANCE NO. _____

ANNEXATION UPDATED

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, REPEALING AND RE-ENACTING CHAPTER 15.27 UPDATING ANNEXATION TO COMPLY WITH CHANGES TO STATE LAW; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Part 4, Chapter 2 of Title 10 of the *Utah Code Annotated* governs annexation and was significantly modified in 2015 and subsequently amended;

WHEREAS, the Town adopted Chapter 15.27 as the procedure for annexation prior to the 2015 and subsequent amendments;

WHEREAS, the Town desires to streamline the updated annexation regulations to account for future changes to state law;

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

Section 1: **Repealer.** Chapter 15.27 of the *Huntsville Municipal Code* is hereby repealed in its entirety. Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

Section 2: **Re-enactment.** Chapter 15.27 of the *Huntsville Municipal Code* are hereby re-enacted to read as follows:

Chapter 15.27
Annexation

15.27.010 Annexation Policy Plan.
If the Town desires to annex any unincorporated area into the boundaries of the Town, the Town must first adopt an Annexation Policy Plan in accordance with Utah Code Annotated §10-2-401.5, as amended.

15.27.020 Annexation Process.
The annexation process shall comply with Part 4, Chapter 2, of Title 10 of the Utah Code Annotated, including any amendments to the same.

15.27.030 Land Use Upon Annexation.
The land use for any unincorporated area annexed into the City, or subject to a boundary adjustment, is governed by Utah Code Annotated §10-9a-506, 1953, as amended.

Section 3: **Severability**. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: **Effective date.** This Ordinance take effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2020.

_____
JIM TRUETT, Mayor

ATTEST:

_____
Town Clerk

RECORDED this ___ day of _____, 2020.
PUBLISHED OR POSTED this ___ day of _____, 2020.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING
In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) Town Hall, 2) _____, and 3) _____ on the above referenced dates.

_____ DATE:_____
Town Clerk

Huntsville Town

Annexation Petition

Applicant Name: CW Land

Applicant Mailing Address: 1222 Legacy Crossing Blvd #6, Centerville, UT, 84014

Email: [redacted] Phone: [redacted]

Brief Description of Proposed Annexation:

The proposed annexation is 7 parcels, totaling 73.23 acres, located on the east side of HWY 39 between 100 and 500 South. This will be a high-end development with twenty-one, 3 acer +/- SF lots, gated entrances and themed landscaping throughout.

Parcel Owner's Permission for Annexation Petition

The undersigned authorize this petition for Annexation into Huntsville Town:

Parcel Number(s): 240190001; 240190011; 240190023; 240190012; 24190013; 210260041; 210260040

Parcel(s) Owner Name: The Middle Field LC

Parcel(s) Owner Mailing Address: [redacted]

Email: [redacted] Phone: [redacted]

Parcel Owner Signature: DocuSigned by: Chris Wangsgard 3ECBDAA70E92... Date: 3/3/2021

Title (Authorized Agent): Managing partner

The undersigned authorize this petition for Annexation into Huntsville Town:

Parcel Number(s):

Parcel(s) Owner Name:

Parcel(s) Owner Mailing Address:

Email: Phone:

Parcel Owner Signature: Date:

Title (Authorized Agent):

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Date of Petition: 3/19/2021 Fees Paid: $500.00 Recpt # 8324

Beckki Endicott

Beckki Endicott, Town Clerk

Huntsville Town Planning Commission

☐ Recommended for Approval ☐ Recommended for Conditional Approval

☐ Recommended for Rejection ☐ Deferred

Chair Signature:_____ Date:_____

Notes/Conditions: _____

_____

_____

Huntsville Town Council – Vote to draw up Memorandum of Understanding

☐ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

ATTEST:

_____ Date:_____

Beckki Endicott, Town Recorder

Huntsville Town Council – Vote on Memorandum of Understanding

☐ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

Date of the public hearing set by the Huntsville Town Council:_____

ATTEST:

_____ Date:_____

Beckki Endicott, Town Recorder

Huntsville Town Council – Vote to instruct Town Attorney to prepare an Annexation Agreement following Public Hearing

☐ Approved

☐ Vote to table the Annexation Petition

Mayor Signature:_____ Date:_____

Notes/Conditions:_____

_____

_____

ATTEST:

_____ Date:_____

Beckki Endicott, Town Recorder

Annexation Requirements (Huntsville Code 15.27.1):

- ☐ The proposed parcel must fall within the areas designated for future annexation in Huntsville Town General Plan.
- ☐ The area of land is compatible with the character of Huntsville Town.
- ☐ Areas considered for annexation must be contiguous to the Corporate Limits of Huntsville Town at the time of submission of an annexation request.
- ☐ Areas considered for annexation shall not be located within the corporate limits of another incorporated town or be part of a previously filed annexation petition that has not been either denied, accepted, or approved.
- ☐ When feasible, Huntsville Town will consider as appropriate petitions for annexation along boundaries of water improvements, special service districts, or other taxing entities.
- ☐ Annexation will eliminate existing, and not create, islands and peninsulas of unincorporated territory. When the determination of a peninsula is in question, the Weber County Surveyor will make the determination.
- ☐ Prevent overlapping functions of government.
- ☐ Promote efficient delivery of services.
- ☐ Encourage the equitable distribution of community resources and obligations.
- ☐ Give consideration to the tax consequences to property owners within the area to be annexed, as well as the property owners within Huntsville Town, in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within Huntsville Town. Further, giving consideration that the cost of additional infrastructure services shall not burden current residents of Huntsville Town.
- ☐ Huntsville Town does not favor the annexation of areas for which it does not have the capability nor the intention to provide municipal services.
- ☐ It is the policy of Huntsville Town to annex territory only if no enclave will be created thereby.
- ☐ To annex territory if Huntsville Town determines it is feasible to serve the area with utilities and other municipal services within a reasonable amount of time.

Submission Requirements & Process:

- ☐ Completed & Signed Application Form accompanied by legal descriptions and plat prepared describing the parcel proposed for annexation.
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the proposed annexation.
- ☐ Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- ☐ One 11x17 (or larger) drawing to scale of the existing plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.

- ☐ Annexation Petitions (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once Planning Commission recommendations are considered by the Huntsville Town Council, the Huntsville Town Council shall determine what questions and problems are presented by each petition for annexation and shall invite the petitioners to consult concerning the equitable solution thereof. The zoning of areas considered for annexation shall be governed and controlled at all times by the Land Use Title. At this point, the Huntsville Town Council shall take the opportunity to make a motion to continue the process or to deny continuation of the process.
- ☐ If the Huntsville Town Council votes to continue the process of reviewing the Annexation Petition, the Council and the Petitioners shall endeavor, in good faith, to enter into a written Memorandum of Understanding identifying the issues, questions and problems presented by the annexation and the proposed solutions to those issues. The memorandum of Understanding shall cover all points necessary to e considered in order to secure compliance with the annexation policy as set forth. The MOU shall not be considered a binding contract between the Parties but shall be deemed an attempt by the Parties to identify the issues that need to be resolved prior to annexation and to provide a framework for the Parties to move forward in their attempt to resolve the issues identified during the annexation process.

Notice Checklist:

- ☐ The Huntsville Town Clerk shall, within thirty (30) days, certify that the Annexation Petition/Plat meets requirements and send the required Notices of Certification, including a written notice to the Huntsville Town Council. If denied, the Huntsville Town Clerk shall send the required notices
- ☐ The Huntsville Town Council, within ten (10) days after receipt of the Recorder's Notice of Certification, shall publish a Notice of the Proposed Annexation at least once a week for three (3) consecutive weeks. Within twenty (20) days after the receipt of the recorder's notice of certification, the Huntsville Town Council must mail written Notice of the Proposed Annexation to each affected County within thirty (30) days after the date of the Huntsville Town Council's receipt of the certification notice. If a Written Protest is filed, it will be handled by the Weber County Boundary Commission. Upon receipt of the Weber County Boundary Commission's decision, the Huntsville Town Council may deny or approve the proposed annexation subject to the Boundary Commission's decision.
- ☐ If no written protest is filed during the designated protest period, the Huntsville Town Council may set a public hearing, after a minimum seven (7) day notice, and consider an Ordinance to Grant the Proposed Annexation. After public comments are received, the Council may elect to table the Annexation Petition for further study or may vote to instruct the Town Attorney to prepare an Annexation Agreement between the Parties.
- ☐ An Annexation Agreement is prepared. The Annexation Agreement will specifically state that the Rights and Obligations of the Parties is contingent upon the Town Council passing an Ordinance to Grant the Proposed Annexation.
- ☐ After the Parties have completed an Annexation Agreement mutually agreeable to the Town and the Applicants, the Huntsville Town Council, at the Huntsville Town Council's next regularly scheduled meeting, shall consider an Ordinance to Grant the Proposed Annexation. A majority of four (4) of the five (5) members of the Huntsville Town Council will be required to pass an ordinance granting the proposed Annexation. If the Council approves the ordinance granting the Annexation, a copy of the duly certified Annexation Plat shall at once be filed in the office of the Weber County Recorder together with a certified copy of the Ordinance to Grant the Proposed Annexation. Copies of the Ordinance to Grant the Proposed Annexation shall likewise be filed with Huntsville Town Clerk and Weber County Recorder.

ADDITIONAL PARCEL OWNERS

Parcel Owner's Permission for Petition to Annex into Huntsville Town

The undersigned authorize this petition for annexation into Huntsville Town:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: [redacted] Phone: [redacted]

Parcel Owner Signature: DocuSigned by: Richard Wangsgard 885C6FB7CF7B4E2... Date: 2/26/2021

Title (Authorized Agent): Wangsgard

The undersigned authorize this petition for annexation into Huntsville Town:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: [redacted] Phone: [redacted]

Parcel Owner Signature: DocuSigned by: Joyce Brown 342850404F0F4D2... Date: 2/27/2021

Title (Authorized Agent): _____

The undersigned authorize this petition for annexation into Huntsville Town:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

The undersigned authorize this petition for annexation into Huntsville Town:

Parcel Number(s): _____

Parcel(s) Owner Name: _____

Parcel(s) Owner Mailing Address: _____

Email: _____ Phone: _____

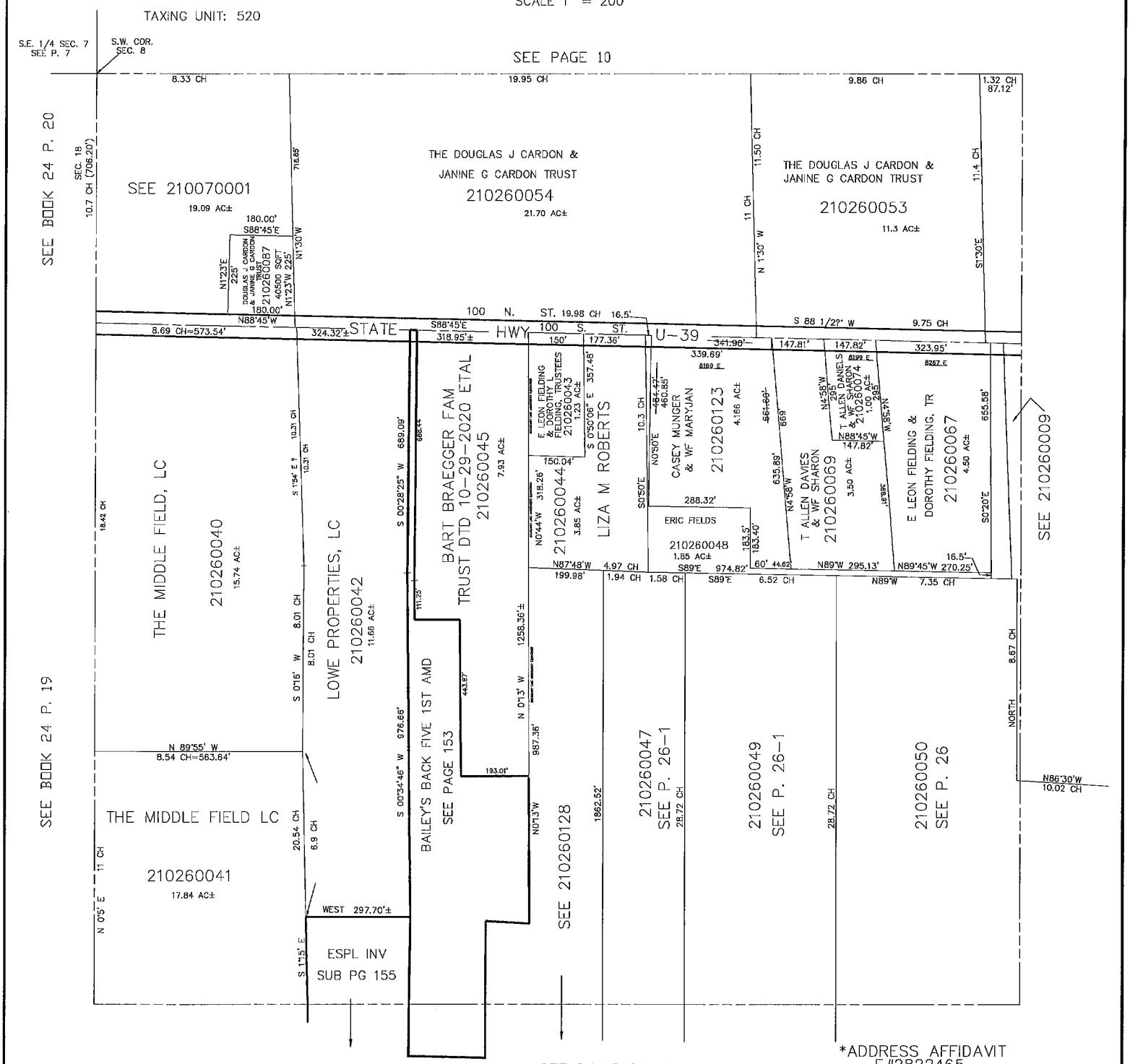
Parcel Owner Signature: _____ Date: _____

Title (Authorized Agent): _____

N.W. 1/4 OF SEC. 17, T.6N., R.2E., S.L.B. & M.

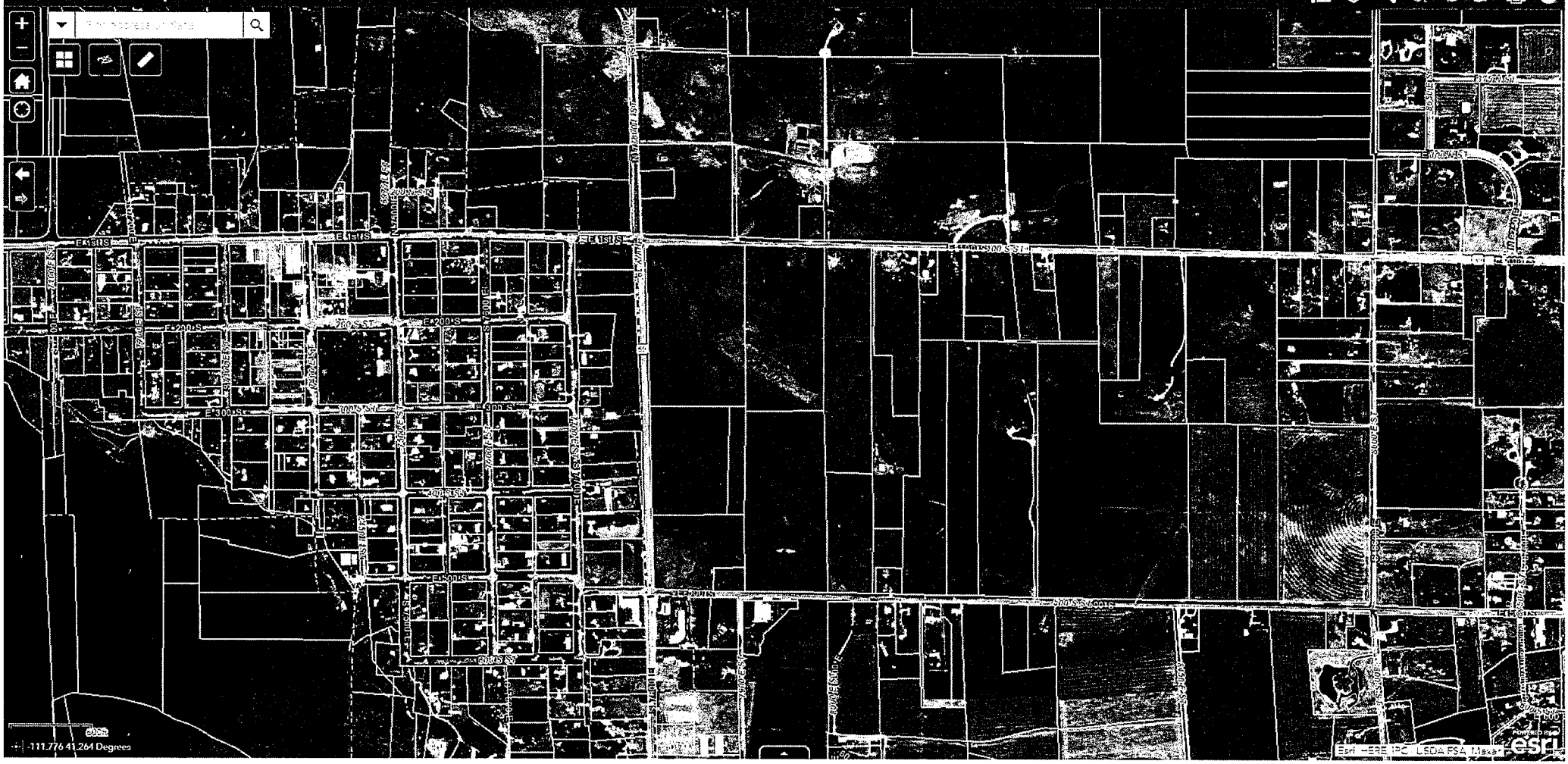
IN WEBER COUNTY

SCALE 1" = 200'



FOR TAX PURPOSES ONLY

MTT 04-96


Weber County Geo-Gizmo
https://www3.co.weber.ut.us/gis/maps/gizmo2/index.html
Weber County Geo-Gizmo
Recorder
Surveyor
Elections
Planning
Mapping
Create Mailer
Help
E 100 S
E 200 S
200 S ST
E 300 S
300 S ST
E 500 S
600 S ST
600ft
-111.776 41.264 Degrees
Esri, HERE, IPC, USDA FSA, Maxar
esri

2023 W. 1300 N.
Farr West, UT 84404
(801) 782-3580
Fax (801) 782-3582

March 19, 2021

Weber County Planning Commission
2380 Washington Blvd Ste 240
Ogden, UT 84401

RE: Annexation of the Weber Fire District Station 65 into Huntsville Town

Planning Commission:

The Weber Fire District is requesting to annex our Huntsville Fire Station, Station 65, into the Town of Huntsville. This station is located at 7925 E 500 S, Huntsville, UT, and directly borders the town of Huntsville.

We respectfully request you consider this proposal. If you have any questions, please do not hesitate to contact either Board Chair Kevin Ward, or Mayor Truett at the following:

Kevin Ward
kward@laytoncity.org
(801) 940-6945

Jim Truett
mayor@huntsvilletown.com
(801) 540-2083

Sincerely,

Kevin Ward
Chair, Weber Fire Board of Trustees