**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**
**Thursday, May 6, 2021**
**7:00 p.m.**
**Huntsville Town Hall, 7309 East 200 South, Huntsville, UT**

| Name | Title | Status |
|---|---|---|
| James A. Truett | Mayor | Present/Zoom |
| Richard Sorensen | Council Member | Present |
| Blake Bingham | Council Member | Present |
| Max Ferre' | Council Member | Present |
| Wendy McKay | Council Member | Excused |
| Beckki Endicott | Recorder | Present |
| William Morris | Legal Counsel | Present |

**Citizens:** Dale Grant, Jay Curtis, Lt. Hutchinson, Sean Harwood, Doug Allen, Alane White, Sherry Crandall, Josh Garner, Tom Christie (Zoom)

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

2-The Pledge of Allegiance was led by TCM Blake Bingham.

3-Opening Ceremony was led by TCM Max Ferre'.

4-Citizen Comments: There were none.

5-Discussion and/or action on Town Council Meeting Minutes, April 15, 2021. **(See Attachment #1)** TCM Max Ferre' motioned to approve the minutes for April 15, 2021. TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes.

6-Sheriff's Report – Lt. Hutchinson. In the month of April there were 3 incidents of child abuse. There is only 1 open/active case. The other two cases were closed. There was one report of suspicious activity with a car at Cemetery Point. There were 15 traffic stops and 1 citation for speeding.

**Attorney Morris arrived at 7:17 p.m.**

7- Discussion and/or action on Ordinance 2021-4-22: 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. **(See Attachment #2)** Attorney Morris explained that this ordinance comes to the Town Council with a favorable vote from the Planning Commission. The new code references the State Code. Attorney Morris stated this will bring Huntsville Code into compliance with the State Code.

**TCM Blake Bingham motioned to adopt Ordinance 2021-4-22: An Ordinance of Huntsville Town, Utah repealing and re-enacting chapter 15.27 updating the annexation code.** TCM Richard Sorensen seconded the motion. All votes Aye. Roll Call Vote. Votes are reflected below.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

8-Discussion and/or action on approval of business license for Brass Lamp Bistro Utah, INC. **(Attachment #3)** Beckki explained she received an application for Brass Lamp Bistro from Kay and Cameron Sidwell. This location was formally Subway. Kay and Cameron Sidwell own this commercial property and wanted to offer a sandwich shop with ice cream, pizza, salad and sandwiches. Weber Morgan Health has been notified. **TCM Richard Sorensen motioned to approve the business license for Brass Lamp Bistro Utah, LLC.** TCM Blake Bingham seconded the motion. All votes Aye. Motion passes.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

9-Discussion and/or action to replace device and software for Meterworks mobile water reading. TCM Blake Bingham stated the current meter reading device and software are out of date and not working very well. The water department got an estimate to update the software and device **(See Attachment #4)**. TCM Blake recommended spending up to $8,000 to cover the expenses. **TCM Blake Bingham motioned to approve spending up to $8,000 to update the meter reading device and software.** TCM Max Ferre' seconded the motion. The funds will come out of the water enterprise funds. All votes Aye. Roll call vote. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

10-Discussion and/or action on purchase of up to $3,000 for playground bark. TCM Richard Sorensen stated the chips were in dyer need of replacement. The money is coming from the parks funds. There were funds budgeted for lighting this year and not used. **TCM Sorensen motioned to approve the purchase of playground bark up to $3,000.** TCM Blake Bingham seconded the motion. All votes Aye. Roll call vote. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

11-Discussion and/or action on road funds for Huntsville Town streets. TCM Max Ferre' proposed to the TC to move $30,000 from the cemetery perpetual fund to the general fund to pave some of the cemetery road. He explained the west side is not paved and there is a lot of mud. There are areas where the roads in the cemetery can be graded for improvements.

Mayor Truett asked if all the roads in the cemetery were being redone. TCM Ferre' clarified that only the west end was being considered for paving. He is also talking about the southwest end where there is new cemetery. TCM Max Ferre' is not sure about the exact cost but he wants to make sure he has $30,000 to work with.

TCM Sorensen and Bingham clarified that these were funds to maintain the cemetery. Mayor Truett wanted to have the bids before they move the money from the cemetery funds to the general fund. TCM Blake Bingham wanted to see this project on the capitol improvement plan. Mayor Truett would like to see if they could work this into the regular toll booth money budget. He would like to try to protect the cemetery funds if they can do that. Mayor Truett asked TCM Ferre' if they could table the discussion until they know the status of the cemetery funds and the bids for the work.

TCM Ferre' will collect the bids for the cemetery and bring them back to the Town Council.

TCM Ferre' would like to see some additional work on the roads in Town. TCM Ferre' explained there is $20,000 left for this year to use on the roads. He would like to see pothole work for up to $5,000. He would like permission to use the rest of the funds. The bids will come in next year.

Attorney Morris explained that budgeted funds are approved, but when they are used or allotted, they would need a vote approval. Mayor Truett would like to know which roads before giving final approval.

**TCM Max Ferre' motioned to table the road and cemetery expenditures until the bids come in for the next Town Council Meeting.** TCM Blake Bingham seconded the motion. All votes Aye. Motion passes.

12-Discussion and/or action on Boundary Line Adjustment for Jordan Curtis, parcel #240190034 and #240190035, 350 South 7700 East. **(See Attachment #5)** TCM Blake Bingham explained that this boundary line adjustment is coming to the Town Council with favorable recommendation from the Planning Commission. The adjustment in the boundary line would give each lot the correct frontage and would straighten the property line between them. Jordan

Curtis explained he has a buyer for the north lot. He stated this would be a favorable action for the Town because there would only be one buyer for the lot with one house. TCM Bingham stated the Town's position is neutral if the requirements for frontage and acreage are followed. **TCM Blake Bingham motioned to approve the boundary line adjustment for Jordan Curtis, parcel #240190034 and #240190035, 350 South 7700 East.** TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

13-Public Hearing on Amendment #3 of the Dale Grant Subdivision. **(See Attachment #6)** TCM Bingham explained the "W" shaped subdivision has a middle parcel that extends all the way to the southern boundary line. The proposal is to merge the middle parcel with the other parcels and extend the parcel line on the furthest east property to the south. Dale Grant stated he is just exchanging horse pastures. He is trying to keep the family parcels together contiguously.

Mayor Truett wanted to make sure that the new owner was aware of the right of way that is located east of the property. TCM Bingham explained that the right of way is owned by the Town. There should not be fences built in the ROW so that the public can access the beaches through that ROW if they would like to do that. Dale Grant stated he had no intention of changing the ROW. He stated that the fenced off portion would probably be removed. TCM Bingham explained that any new fence would have to go on their own property, not the Town's property.

**TCM Ferre' motioned to close the regular meeting and open the public hearing.** TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes. The meeting is in public hearing.

**Sherry Crandall** – Sherry wanted to ask a question about access. She stated that the way that the fence is currently, it is not possible for the public to access this ROW. They would have to hop the fence.

TCM Bingham stated the fence needs to be removed but there are many examples of old fences around Town that have not been removed.

**Jay Curtis** – He is concerned about the care that is taken of the south end of the ROW. He is willing to let the residents walk down their property. He is concerned that if they take the fence down, then there will be a lot of out-of-Town traffic down the ROW. Jay referred to the letter that he wrote concerning this matter and the set-backs of the future property owner **(See**

**Attachment #6).** Jay confirmed with Attorney Morris that he would need to come to the Town before removing the fences. Attorney Morris explained it is public property.

Jay Curtis explained that the Dale Grant side of the property has a gate. But the other half of the ROW is connected to his property and it is not fenced on the east side. It appears like it is private property to outsiders. Jay stated his side will stay open.

**Josh Garner** – He stated this looks like a side yard and there should not be any addition attention drawn to this area. This should look like part of the landscape.

**Sean Harwood** – He stated this is an interesting discussion. He stated that he just realized last year that the Town had these public accesses throughout Town. Sean stated all these access points go to public lands and anyone has the right to access these lands.

Sean stated that a lot of change is coming to Pineview and access points will be changed. The plan with Weber County is that everyone needs to come through the front door to access the lake.

Sean stated he has been involved with several land exchanges with landowners. It is on the landowner to make sure that the Forest Service has an official survey that abuts Forest Service property.

Mayor Truett suggested that access points and ROW's need to be addressed at a different time.

**TCM Blake Bingham motioned to close the public hearing on the Dale Grant Subdivision.** TCM Ferre' seconded the motion. All votes Aye. Public Hearing is closed, and the regular meeting is back in session.

14-Discussion and/or action on Amendment #3 of the Dale Grant Subdivision. **TCM Blake Bingham motioned to approve the Amendment #3 of the Dale Grant Subdivision.** TCM Ferre' seconded the motion. Roll Call Vote. All votes Aye. Votes are reflected below.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

15-Public Hearing on Disposal of Town Property. **Mayor Truett motioned to close the regular meeting and open the public hearing on the disposal of Town Property.** TC Blake Bingham seconded the motion. All votes Aye.

Mayor Truett explained the Town would like to build a new Community Center that would house new government offices. The Town received a grant from the Community Block Grant to build the Community Center. The Town would like to sell Town Hall and another piece of

property on 100 South adjacent to the Creamer property to raise the funds to fund the rest of the project.

Attorney Morris explained in to dispose or sell Town property, there must be 14 days-notice in the paper, hold a public hearing, and then getting fair market value for the property. The public hearing has been advertised in the Valley News for the last month.

There were no public comments.

Sherry Crandall was invited to come forward to talk to the Town about a fair market value for the Town Hall **(See Attachment #7)**.

Mayor Truett stated it is the Town's duty to get as much for these properties as possible. Mayor Truett stated that the Town is not selling the lot directly north of the Hotel.

**Tom Christie** – He wanted to know if the lots would be sold as commercial or residential lots. He wanted to comment that losing commercial property might be detrimental to the Town. TCM Blake Bingham stated the lots were already zoned commercial. He wanted to clarify that someone could build a home (residential) on a commercial lot.

**Mayor Truett motioned to close the public hearing and open the regular meeting. TCM Blake Bingham seconded the motion. All votes Aye.**

16-Discussion and/or action on Disposal of Town property. TCM Sorensen asked Sherry what the options were for a lease back for the Town Hall. He is concerned that we will not have a place to meet or conduct Town business. TCM Sorensen is also concerned that the building would fit on the footprint that allows for the space and misses the septic system from the Town Maintenance building.

TCM Blake Bingham stated that the Community footprint was 50% bigger than the shed. He would like to pull the septic plans and take a look at that system.

**Mayor Truett motioned to sell Town Hall at 7309 South and 200 South, parcel #240110022.** TCM Blake Bingham seconded the motion. Attorney Morris stated that at this point, the Town will be able to entertain offers to sell the Town Hall. When the offer is received the Town Council should go to a closed session to discuss the offer and make sure it is within the price points or fair market value. TCM Blake Bingham stated the Town can still reject the offer and has the ability to tie conditions to the offer.

Roll Call Vote. All votes Aye. Motion passes. Votes are reflected below.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |

| | | | | |
|---|---|---|---|---|
| CM Richard Sorensen | X | | | |

**Mayor Truett motioned to table the discussion of selling the school property to later date.** TCM Blake Bingham seconded the motion. All votes Aye. Motion is tabled.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | X | | | |
| CM Wendy McKay | | | | X |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

**16-Mayor Truett** wanted to let the Town Council know that he conducted interviews last week for an assistant clerk. The Town hired Shannon Smith from Eden to help Beckki.

**17-TCM Richard Sorensen** wanted to know how the Town Council felt about advertising for the 4th of July. He has been contacted by the Valley News to put the event in the paper. The Town Council discussed advertising and decided not to advertise at this time. The Town will communicate through our website and Facebook page.

He stated the Weber-Morgan Health Department has lifted the mask mandate for mass gathering events. He also has a good choice for the 4th Grand Marshalls. He suggested the names and the Town Council was a total agreement on the choice.

**18-TCM Max Ferre'** wanted to ask the Town Council about the alleyway by Becky Wood. He stated the alleyway has been paved. He wanted to know if this counts as part of our roads. TCM Blake Bingham stated this would allow for frontage. TCM Sorensen thought the alleyways were already considered in the roads. Beckki pointed to the paved alleyway east of the Shooting Star.

TCM Max Ferre' talked to the Cemetery Point staff about access to the cemetery on Mother's Day. Mayor Truett wanted to know if the staff was now living at Cemetery Point. He asked TCM Max Ferre' to invite the hosts to the next Town Council Meeting.

**19-TCM Blake Bingham** stated he conducted a water meeting. Van King had completed the analysis of the Wishing Well. The results were the same as previously studied. The flow rate is 400 gallons per minute. They are working on an analysis of the lots that will need connections within Huntsville Town. They will compare that with the safe yield. There will then be a discussion about how many out-of-Town water connections will be granted.

**20-Beckki** stated there was an Appeals Committee meeting this week. The first decision was for the Kerry Wangsgard trailer. The trailer Kerry submitted was approved and it will come back to the Planning Commission for a Land Use Permit.

The second issue the Appeals Board heard was for the Hoover's. She stated the Hoover's applied for a variance of the set back so they could build a shed without blocking their neighbor's view. The variance was approved by the Appeal's Board. Beckki will forward the decision letters to the Planning Commission and Town Council.

16-Public Comments. There were none.

**TCM Blake Bingham motioned to adjourn the meeting. TCM Richard Sorensen seconded the motion. All votes Aye.**

**Meeting adjourned at 9:06 p.m.**

Beckki Endicott

Beckki Endicott, Recorder

# MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
**Thursday, April 15, 2021**
**7:00 p.m.**
**Huntsville Town Hall, 7309 East 200 South, Huntsville, UT**

| Name | Title | Status |
|---|---|---|
| James A. Truett | Mayor | Excused |
| Richard Sorensen | Council Member | Present/Zoom |
| Blake Bingham | Council Member | Present/Zoom |
| Max Ferre' | Council Member | Present |
| Wendy McKay | Council Member | Present/Zoom |
| Beckki Endicott | Recorder | Present |
| William Morris | Legal Counsel | Excused |

**Citizens:** Lt. Hutchinson/Zoom, Bruce Ahlstrom/Town Hall

1-Mayor Pro Temp Max Ferre' called the meeting to order. There is a full quorum present.

2-The Pledge of Allegiance was led by Lt. Hutchinson.

3-Opening Ceremony was led by Bruce Ahlstrom.

4-Citizen Comments: There were none.

5-Discussion and/or action on Town Council Meeting Minutes, March 18, 2021. **(Attachment #1) TCM Blake Bingham motioned to approve the minutes for TC Meeting March 18, 2021.** TCM Wendy McKay seconded the motion. All votes Aye. Minutes are approved.

6-Discussion and/or action on Town Council Meeting Minutes, April 1, 2021. **(Attachment #2) TCM Wendy McKay motioned to approve the minutes for TC Meeting April 1, 2021.** TCM Blake Bingham seconded the motion. All votes Aye. Minutes are approved.

7-Sheriff's Report. Lt. Hutchinson presented the statistics for Huntsville Town in March, 2021. There were four incidents during the month of March. One incident was an animal control issue. There were some stolen license plates recovered. Additionally, credit cards that were lost during the Winter have now been exposed due to snow melt and recovered. There also was an individual up from Salt Lake that ran out of gas and needed help getting home.

As far as traffic stops, there were 9 citations. Four of the citations were speeding, two for running a stop sign, two for registration and one for a minor riding a motorcycle without a helmet.

Chief Deputy Roundy who has been over enforcement for the Sheriff's office has announced his retirement. He will be leaving May 1st. Chief Deputy Aaron Perry has been over corrections but will now move over to enforcement. Chief Perry has many years of experience in enforcement. He was the Assistant Chief in Roy prior to his move to the Sheriff's Office. Lt. Hutchinson said this would be a good transition.

Saturday, April 24th is a prescription drug round up at Valley Market. The Health Department and the Sheriff's Office will be there from 10 a.m. to 2 p.m. to collect any used medications no longer needed and properly dispose of them. Beckki stated she received an email from Communities that Care for this event.

There was a race April 10th. It was a race that was mainly on the trails. There will be another race on April 24th. It is a 30k and will be using the same route as the April 10th route. Lt. Hutchinson stated that this should not interfere with the Town traffic patterns too much.

TCM Richard Sorensen wanted to ask Lt. Hutchinson about a couple of the serious accidents in the Valley. The driver of the crane that rolled at the bottom of Trapper's Loop did survive.

8-Discussion and/or action on approval of Safe Yield Study-Van King Loughlin Water and Associates. TCM Blake Bingham stated that two years ago this company studied the yield of the Wishing Well. At the time the yield was determined at 400 gallons per minute. At the time, they hooked the well up to the water system with the understanding that they would come back and study the yield again at a later date. TCM Bingham has talked to Van King about a proposal to study the yields. **(Attachment #3)** TCM Bingham would like to see the work approved up to $5,000. This is for time and materials. TCM Bingham expects this study to be less than the $5,000. The aim is to know better what the yield of the Wishing Well is and how many it can service with this study. **TCM Blake Bingham motioned to approve the expense of up to $5,000 for Van King to complete the safe yield analysis.** TCM Wendy McKay seconded the motion. Roll Call Vote. All Votes Aye. Motion passes.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|---|---|---|---|---|
| Mayor Truett | | | | X |
| CM Wendy McKay | X | | | |
| CM Blake Bingham | X | | | |
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |

9-Discussion on the Disposal of Properties and Update on CDBG. TCM McKay reported that there are offers on the Town Hall and the other Town properties. They are holding off on accepting the offers until the TC Meeting on May 6, 2021. She stated they have met with the architects that designed the Marriott-Slaterville Community Center and they are willing to give a substantial discount to the Town since the plans are already drawn. After the public hearing, we will move forward with the plans. She would welcome any input on engineering firms or builders. Beckki stated she has received the official award letter for CDBG and the booklet for the Grant. The workshop for the grant is April 29th. Beckki stated the application for CDBG is due at the end of May and she now has received the packet.

10-Update on Water Committee and Huntsville Waterworks Corp. TCM Blake Bingham stated the Water Committee meeting will be held on April 24th at 9:00 a.m. at Town Hall.

TCM Bingham and Sorensen attended the meeting of the Huntsville Waterworks Corporation this last week. The Waterworks Corporation is talking about piping the stretch of ditch leading from the diversion on Southfork to our existing system. They also talked about the new legislation requiring new secondary water connections to be metered. Huntsville Waterworks will also be required to develop a plan that will meter all connections by the year 2040.

11-Update on Roads. TCM Max Ferre' is planning to get the roads swept. He has talked to the sweeper and will plan the dates for that.

12-Update on the 4th of July. TCM Wendy McKay stated he got a letter from the Health Department stating the County will only grant permits to events that require masks for gatherings over 50 people. TCM McKay asked Lt. Hutchinson if there were any updates on this requirement. Lt. Hutchinson stated that Washington Terrace was moving forward with their heritage days in June. He has not heard anything about limiting the size of the gatherings. The only thing Washington Terrace is changing is the handling of food such as candy thrown in their parade.

TCM Sorensen stated there are still a lot of COVID restrictions. He has heard that the Governor's mandate will end in June. Bruce Ahlstrom was wondering about the patriotic program and the requirements. TCM Sorensen stated the audience will be limited. He believes that the only restrictions will be on food. There are also signage requirements.

13-Approval of the Bills, February 2021. TCM Blake Bingham motioned to approve the bills for February, 2021. TCM Wendy McKay seconded the motion. All votes Aye. Motion passes.

14-Approval of the Bills, March 2021. TCM Blake Bingham motioned to approve the bills for March, 2021. TCM Wendy McKay seconded the motion. All votes Aye. Motion passes.

15-Huntsville Town Clean-Up. TCM Richard Sorensen wanted to let everyone know that there is a Valley-wide clean up in conjunction with Mountain Luxury Realty on May 1st. Look for more details on that and help to spread the word.

16-Public Comments. There were none.

**TCM Blake Bingham motioned to adjourn the meeting. TCM Richard Sorensen seconded the motion. All votes Aye.**

**Meeting adjourned at 7:34 p.m.**

_____

Beckki Endicott, Recorder

**HUNTSVILLE TOWN**
**ORDINANCE NO. 2021-4-22**

**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

TC Meeting 5-6-21
Attachment #3

Application for NEW License

For Official Use Only
License No.:_____
Receipt No.:_____
Date Issued:_____
License Fees: $100.00

~~2020~~-2021

*Business License Application*
*Huntsville Town*

Business Name: Brass Lamp Bistro Utah Inc. State Lic. #. 15249536-004
Mailing Address: [redacted]
Business Address: 570 S. 7800 E. Huntsville, UT 84317 Business Phone: 801-745-9606
Applicant Name: Cameron Sidwell Applicant Phone: [redacted]
Applicant Address: [redacted]
City [redacted] State [redacted] Zip [redacted]

I/We hereby apply for a license to conduct business in the incorporated area of Huntsville town, Weber County, Utah, For the term of 12 months commencing on the 1st day of January, 2013, under the provisions of the ordinance of Huntsville Town relating to business licenses.

RESTAURANT OCCUPATION BUSINESS LICENSE

For the use of a portion of a dwelling as an office, studio or work room for small occupations which are customarily conducted in the home and which are clearly incidental and accessory to the primary use of the dwelling for living purposes and which also meet all the conditions and requirements of the Huntsville Town Zoning Ordinance.

Applicant must, in the following space, describe in full the home occupation he or she will be engaged in at the above home address: Deli, Ice cream, Pizza

License applications to Huntsville Town require approval of the departments listed below. All licenses will be issued upon satisfactory completion of application requirements. The statements made on this application are true and correct to the best of my knowledge.

Cameron Sidwell
Applicants Signature

PENALTY OF LATE PAYMENT

If any license fee is not paid within forty-five (45) days of the due date, a penalty of twenty-five (25%) of the amount thereof, and if not paid within three (3) months of the due date, an additional penalty of twenty-five (25%), shall be added to the original amount thereof. All penalties provided for in this section shall be collected and the payment thereof enforced. No license shall be issued until all penalties legally assessed have been paid in full.

Return completed application to:

Huntsville Town
Attn. Gail Ahlstrom
P.O. Box 267
Huntsville, UT 84317

TC Meeting 5-6-21
Attachment #4

METERWORKS

1199 W 850 N
Centerville, UT 84014
www.neptunetg.com
Meter Company: NEPTUNE

No. of Pages: 1

Date: 03/12/21

Prices Valid Until:

# PRICE QUOTATION

**Customer**

Company: Huntsville
Address:
Attn: Ramona
Phone:
Email:

**Project**

Job/City: Software & Hosting - Huntsville
Bid Number: N/A
Bid Date: N/A

| Quantity | Product Description | Unit Price | Total |
|---|---|---|---|
| | **Neptune 360 Software & Hosting 1st Year** | | |
| 1 | **Neptune 360 (One-Time)** Set Up Fee **Neptune waived this for you!** Normally costs $3,000. | N/C | |
| 1 | On-site Training Fee (**One Time**) (Normally cost $1,500) **Also waived** | N/C | |
| 1 | Neptune 360 Essentials **Annual Subscription 1st year w/discount** Regular Cost is: $2500 Annually **Neptune is offering 30% off the first year and 15% off the second year. 3rd year will be regular price.** | $ 1,750.00 | $ 1,750.00 |
| | **2nd Year Neptune 360 Software and Hosting** | | |
| 1 | Neptune 360 Essentials **Annual Subscription 2nd year w/discount** | $ 2,125.00 | |
| | **3rd Year Neptune 360 Software and Hosting** | | |
| 1 | Neptune 360 Essentials **Annual Subscription- Regular Price- 3rd Year** (Meters we are reading with the AMI Collectors) | $ 2,500.00 | |
| | **Neptune Reading Equipment** | | |
| 1 | Neptune MRX 920 Mobile Reader w/ Bluetooth with $1,750 discount Neptune will credit the first year of software costs to go toward new reading equipment. Discount will be $1,750. MRX 920 Normal cost is $7,000 | $ 5,250.00 | $ 5,250.00 |
| 1 | **** Huntsville will need to supply a tablet for reading with the new MRX Samsung or Apple Tablet will work.** 400-600 | | |
| | | TOTAL | $ 7,000.00 |

**Notes**

If you have any questions, please give me a call.

FOB *Huntsville*
TERMS *NET 30*
DELIVERY


**METERWORKS**

Name Ken Sheffield
Title Sales Representative
Address 1199 West 850 North
Centerville, UT 84014
Phone (801) 309-6612
Email ken.sheffield@meterworks.net


WE APPRECIATE THE OPPORTUNITY TO PROVIDE PRICING ON THE PRODUCTS LISTED AND LOOK FORWARD TO SERVING YOU

TC Meeting 5-6-21
Attachment #5

# Huntsville Town

# Boundary Line Adjustment Application

Applicant Name: Jordan Curtis

Applicant Mailing Address: 360 S 7700 E Huntsville 84317

Email: [redacted] Phone: [redacted]

Brief Description of Proposed Boundary Line Adjustment: Move Boundary line to create a 1.5 acre lot including current house. North lot to be approximately 1.16 acres

**Parcel Owner's Permission for Boundary Line Adjustment Application**

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 240190034 and 240190035

Parcel(s) Owner Name: Jordan Curtis

Parcel(s) Owner Mailing Address: 360 S 7700 E

Email: [redacted] Phone: [redacted]

Parcel Owner Signature: [signature] Date: 4-20-2021

Title (Authorized Agent):

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s):

Parcel(s) Owner Name:

Parcel(s) Owner Mailing Address:

Email: Phone:

Parcel Owner Signature: Date:

Title (Authorized Agent):

*(For Additional Parcel Owners Use Attached Sheet)*

**For Town Use:**

Application Date: 4-22-21 Fees Paid: $100 Ck #1371 4/22/21

Beckki Endicott

Beckki Endicott, Town Clerk

**Huntsville Town Planning Commission**

☒ Recommended for Approval ☐ Recommended for Conditional Approval

☐ Recommended for Rejection ☐ Deferred

Chair Signature: _____ Date: 4-22-21

Notes/Conditions: _____

**Huntsville Town Council**

☒ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: 5-6-21

Notes/Conditions: _____

ATTEST: _____ Date: 5-6-21

Beckki Endicott, Town Recorder

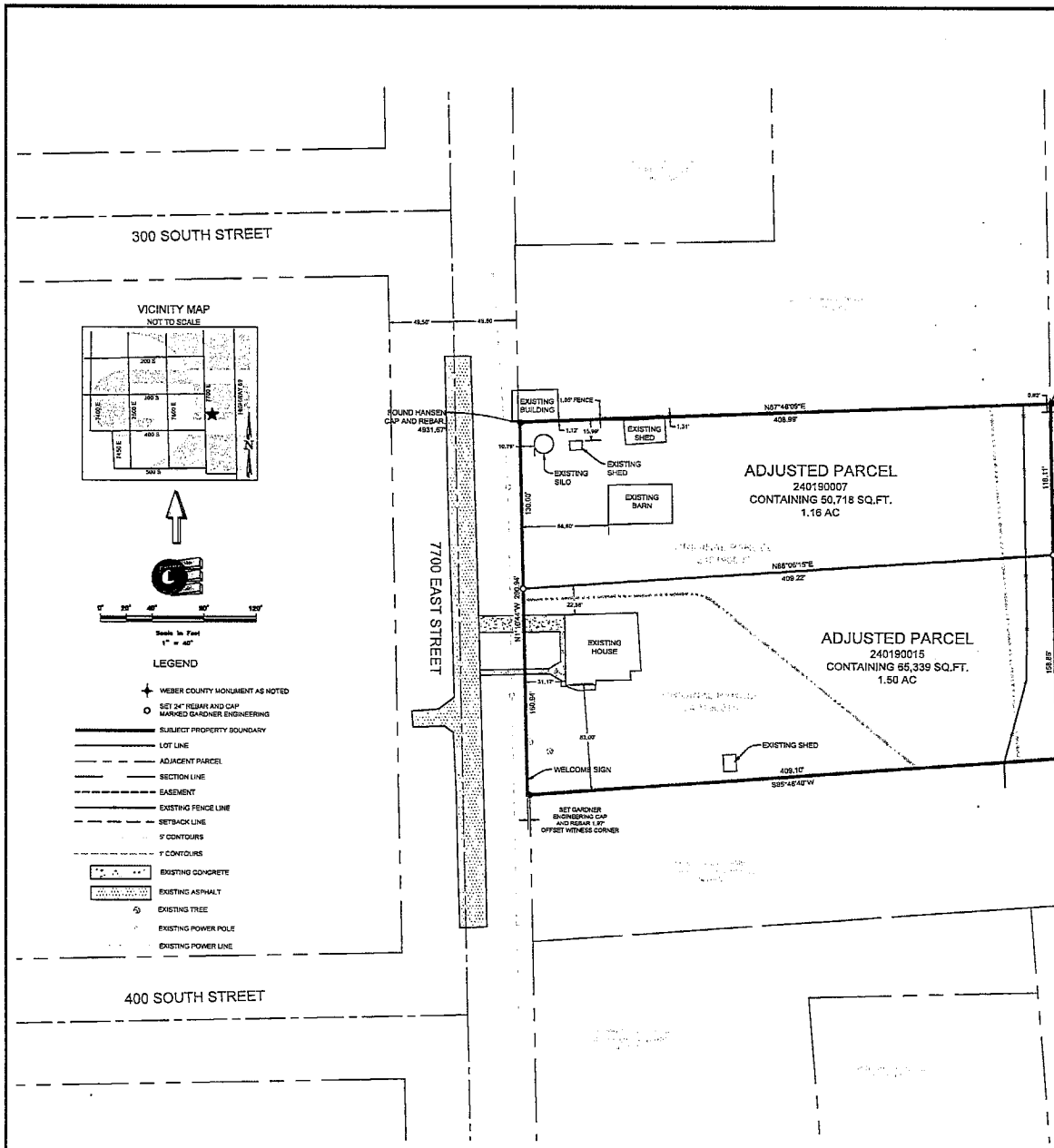
TOWN OF HUNTSVILLE SEAL WEBER COUNTY, UTAH

**Boundary Line Adjustment Application Requirements:**

- ☐ The change in boundary lines does not result in the creation of a new lot or parcel.
- ☐ The change in boundary does not involve a recorded subdivision plat.
- ☐ The proposed change to a lot does not result in the creation of a parcel 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 the nonconformity.
- ☐ The proposed change to a parcel does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other land use requirement.
- ☐ The petition to change the boundaries must include signatures from representatives of each parcel affected by the boundary line adjustment.
- ☐ The subject parcels are the same zone.

**Submission Requirements & Process:**

- ☐ Completed & Signed Application Form
- ☐ Payment of Application Fee to Huntsville Town
- ☐ Legal descriptions of each parcel involved in the boundary line adjustment
- ☐ 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.
- ☐ One 11x17 (or larger) drawing to scale of the proposed plat showing all structures, fence lines, easements, driveways, and streets. Plats must include a measurement scale.
- ☐ Boundary Line Adjustment Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- ☐ Once approved by the Huntsville Town Council, the boundary line adjustment shall be accomplished by recording the appropriate deeds with the County Recorder's Office.




## ORIGINAL PARCEL 240190007 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 39 BEING LOCATED NORTH 0°22'13" EAST 347.63 FEET AND NORTH 90°00'00" WEST 792.01 FEET FROM THE EAST QUARTER CORNER OF SAID QUARTER SECTION 18; RUNNING THENCE SOUTH 85°48'40" WEST 108.00 FEET; THENCE NORTH 60°36'27" WEST 134.02 FEET; THENCE NORTH 50°33'45" WEST 59.45 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 6.49 FEET, HAVING A CENTRAL ANGLE OF 07°26'03", CHORD BEARS NORTH 50°22'26" WEST 6.48 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT 23.86 FEET, HAVING A CENTRAL ANGLE OF 45°34'23", CHORD BEARS NORTH 69°26'37" WEST 23.24 FEET; THENCE SOUTH 87°48'12" WEST 127.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7700 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°10'44" WEST 138.81 FEET; THENCE NORTH 87°48'09" EAST 408.99 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°05'54" EAST 276.97 FEET TO THE POINT OF BEGINNING. CONTAINING 53,386 SQUARE FEET.

## ORIGINAL PARCEL 240190015 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 39 BEING LOCATED NORTH 0°22'13" EAST 347.63 FEET AND NORTH 90°00'00" WEST 792.01 FEET AND SOUTH 85°48'40" WEST 108.00 FEET FROM THE EAST QUARTER CORNER OF SAID QUARTER SECTION 18; RUNNING THENCE SOUTH 85°48'40" WEST 301.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7700 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 01°10'44" WEST 152.13 FEET; THENCE NORTH 87°48'12" EAST 127.24 FEET; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT 23.86 FEET, HAVING A CENTRAL ANGLE OF 45°34'23", CHORD BEARS SOUTH 69°26'37" EAST 23.24 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 6.49 FEET, HAVING A CENTRAL ANGLE OF 07°26'03", CHORD BEARS SOUTH 50°22'26" EAST 6.48 FEET; THENCE SOUTH 50°33'45" EAST 59.45 FEET; THENCE SOUTH 50°36'27" EAST 134.02 FEET TO THE POINT OF BEGINNING. CONTAINING 32,871 SQUARE FEET.

## ADJUSTED PARCEL 240190007 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 39 BEING LOCATED NORTH 0°22'13" EAST 347.63 FEET AND NORTH 90°00'00" WEST 792.01 FEET AND NORTH 01°05'54" WEST 158.86 FEET FROM THE EAST QUARTER CORNER OF SAID QUARTER SECTION 18; RUNNING THENCE SOUTH 85°06'15" WEST 409.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7700 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 01°10'44" WEST 130.00 FEET; THENCE NORTH 87°48'09" EAST 408.99 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01°05'54" EAST 118.11 FEET TO THE POINT OF BEGINNING. CONTAINING 50,718 SQ.FT., MORE OR LESS.

## ADJUSTED PARCEL 240190015 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 39 BEING LOCATED NORTH 0°22'13" EAST 347.63 FEET AND NORTH 90°00'00" WEST 792.01 FEET FROM THE EAST QUARTER CORNER OF SAID QUARTER SECTION 18; RUNNING THENCE SOUTH 85°48'40" WEST 409.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7700 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 01°10'44" WEST 160.94 FEET; THENCE NORTH 88°06'15" EAST 409.22 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01°05'54" EAST 158.86 FEET TO THE POINT OF BEGINNING. CONTAINING 65,339 SQ.FT., MORE OR LESS.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH, ADJUST AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JORDAN CURTIS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, WHICH BEARS NORTH 0°22'13" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 1819929, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF BILL WHITE MINOR SUBDIVISION AND GIL WANGGSARD SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

## SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2021.

PROFESSIONAL LAND SURVEYOR 8227228 Klint H. Whitney STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |

SCALE: 1" = 40'
DATE: 04/07/2021
DESIGN: ---
DRAWN: KEW
CHECKED: KHW

DWG. = 2021 - 0418 FARMER JORDAN CURTIS BOUNDARY ADJUSTMENT

BOUNDARY ADJUSTMENT SURVEY FOR JORDAN CURTIS
HUNTSVILLE, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL LAND PLANNING MUNICIPAL LAND SURVEYING
5150 SOUTH 3275 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S1
1

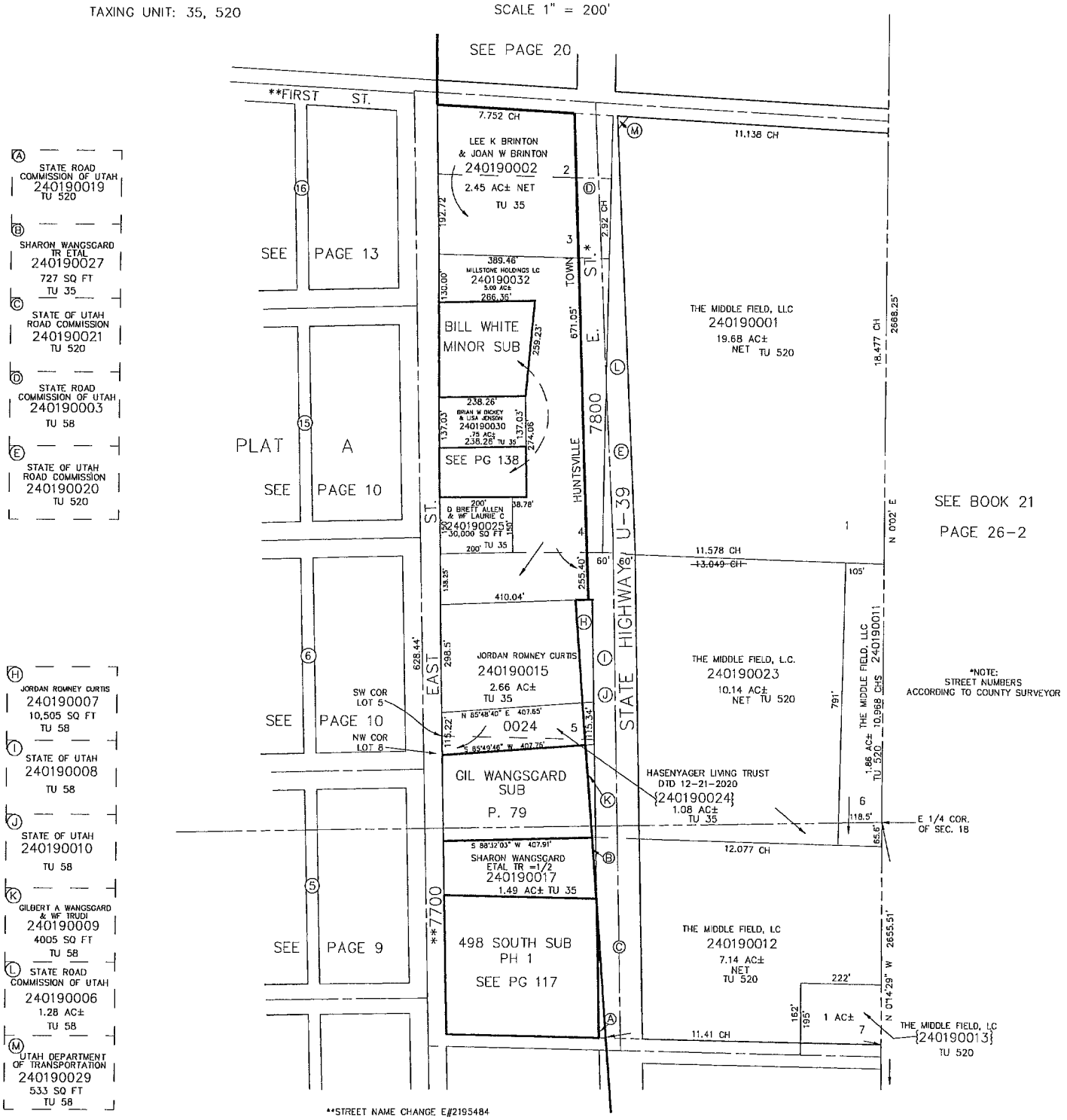
PART OF E. 1/2 OF SECTION 18, T.6N., R.2E., S.L.B. & M.

# HUNTSVILLE SURVEY

## BLOCK 2 PLAT B

TAXING UNIT: 35, 520

SCALE 1" = 200'




**STREET NAME CHANGE E#2195484



SEE PAGE 18

L.D.F. 5-92

TC Meeting 5-6-21
Attachment #6

# 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** #241300003

*The undersigned authorize this application for subdivision:* #241300001, #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] Phone: [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

recpt #8322

Beckki Endicott

Beckki Endicott, Town Clerk

**Huntsville Town Planning Commission – Subdivision Preliminary Plan**

☒ Recommended for Approval ☐ Recommended for Conditional Approval

☐ Recommended for Rejection ☐ Deferred

Chair Signature: _____ Date: 3-25-21

Notes/Conditions: _____

**Huntsville Town Council – Subdivision Preliminary Plan**

☒ Approved ☐ Conditional Approval

☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: 5-6-21

Notes/Conditions: _____

ATTEST: _____ Date: 5-6-21

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):

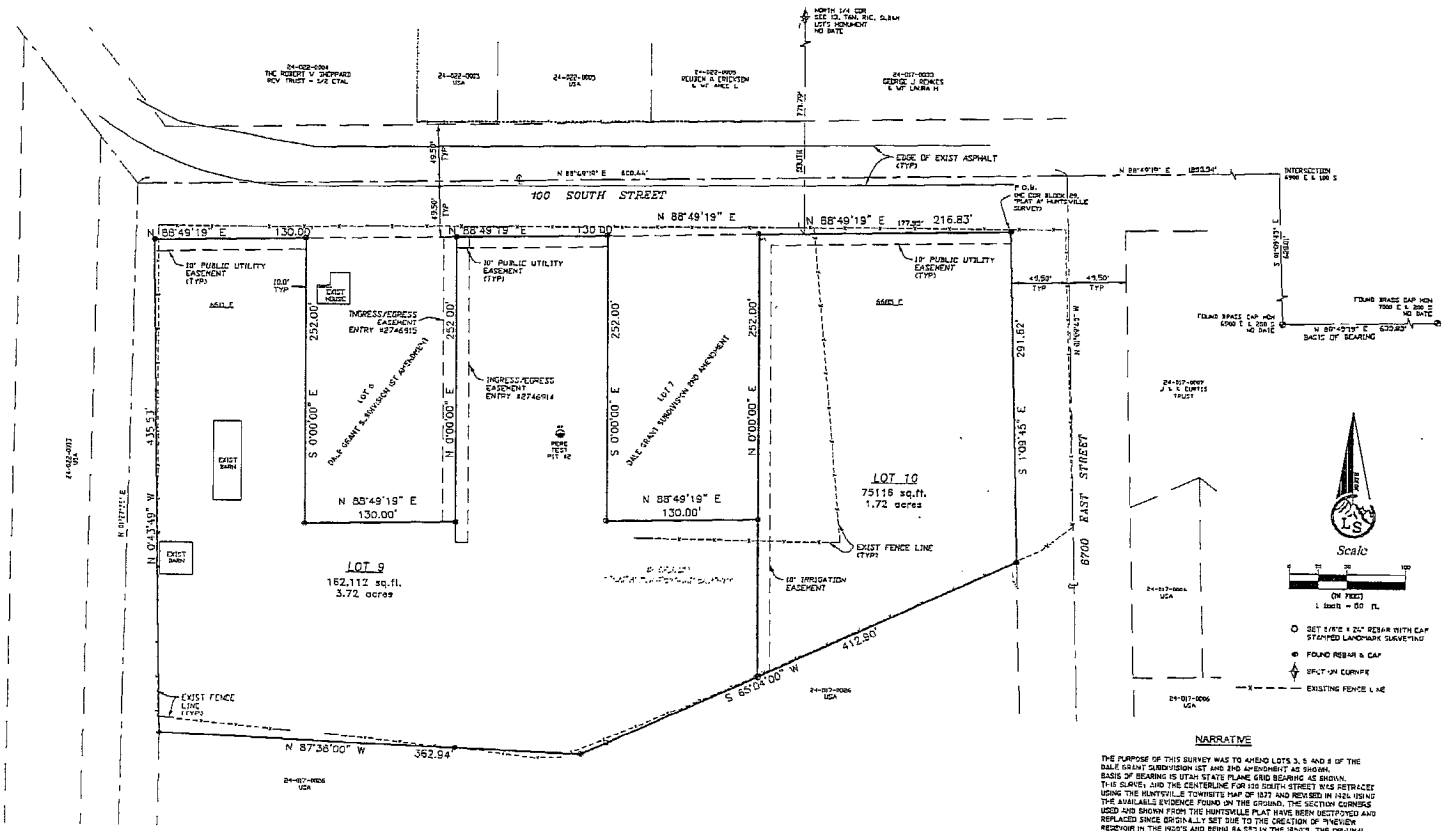
- Submit a complete set of Final Improvement Plans to the Huntsville Town Engineer stamped by a Utah Licensed Professional Engineer that includes all requirements outlined in Title 15.25.1.9.
- Provide copies of utility contracts with applicable companies such as electric, gas, and telephone services.

# 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*




## OWNERS 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 in 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: My Commission Expires:
(print name below signature):

### *Individual Acknowledgement*

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

_____ _____

JOSH GARNER KARIE 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 771.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH 88 49'19" EAST 177.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 01°09'45" EAST 291.62 FEET ALONG THE EAST BOUNDARY LINE OF SAID BLOCK 29 TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 671 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 8700 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 SqFt OR 5.446 ACRES

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 3, 5 AND 8 OF THE DALE GRANT SUBDIVISION 1ST AND 2ND AMENDMENT AS SHOWN.
BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.
THE 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 1960'S AND BEING AS 583 IN THE 1980'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. 2014-03-01. 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

| PERC TEST HOLE | DEPTH IN | SOILS EVALUATION MADE, WEBER-MORGAN HEALTH DEPARTMENT |
|---|---|---|
| | | |
| | | |
| TP- 4 | 8" | FINE SANDY LOAM 20 8"-78" BLOCKY |
| | | 6 8" SANDY LOAM, MODERATE 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 satisfied. 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___

_____
TITLE/NAME

_____
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 DEDICATIONS 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.LandmarkSurveyingUtah.com
4646 South 3500 West, Suite 7
West Haven, UT 84401
801-731-4075

**DEVELOPER:**
Address:

1 of 1

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

Subdivision

| | |
|---|---|
| Initials | |
| | DRAWN BY |
| | CHECKED BY |
| | DATE: March 5, 2020 |
| | 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 _____

24-139-0001

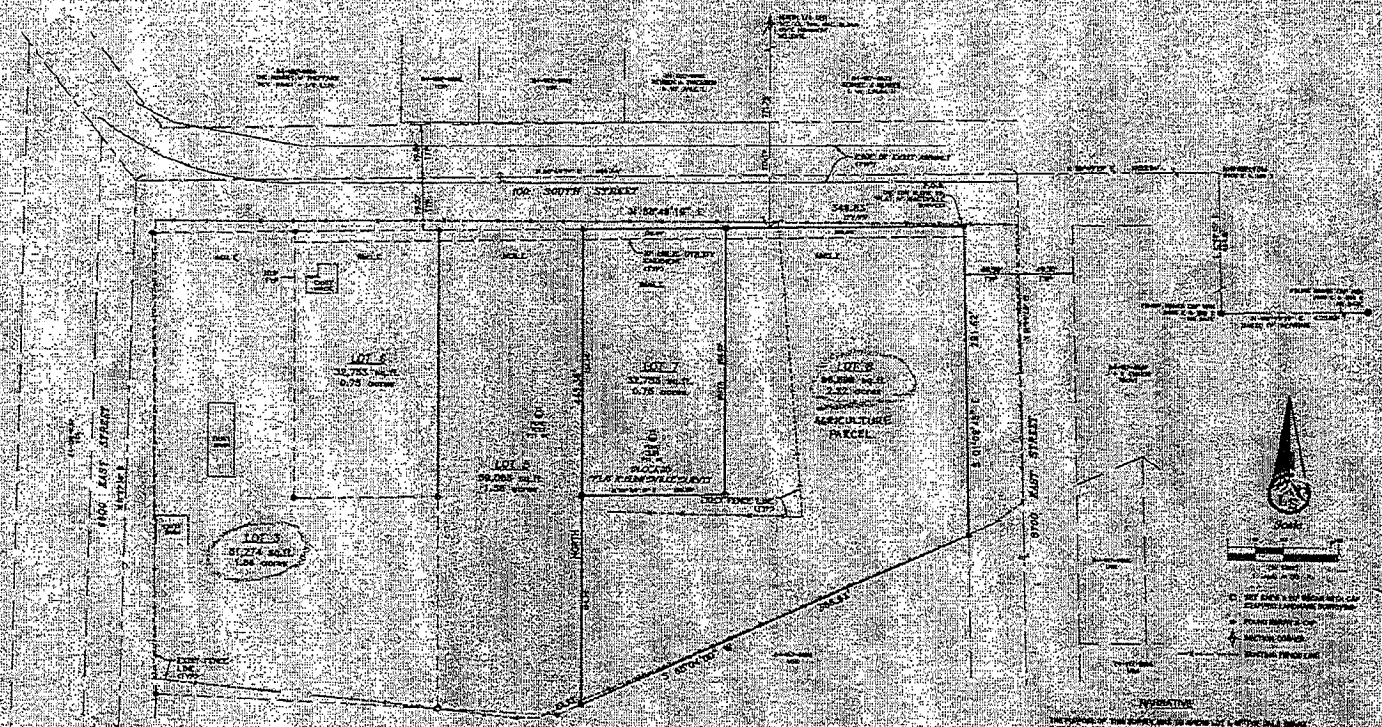
22-18

# DALE GRANT SUBDIVISION 2ND AMENDMENT

PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY & THE N 1/2 OF SECTION 19, T6N, R1E, SLB&M

HUNTSVILLE TOWNSITE, WEBER COUNTY, UTAH

APRIL 2017




SURVEYOR'S CERTIFICATE

OWNERS DEDICATION

OWNER'S ACKNOWLEDGEMENT

BOUNDARY DESCRIPTION

NARRATIVE

WEBER COUNTY SURVEYOR

HUNTSVILLE TOWNSITE ENGINEER

HUNTSVILLE TOWNSITE ATTORNEY

HUNTSVILLE TOWNSITE ACCEPTANCE

HUNTSVILLE TOWNSITE PLANNING COMMISSION APPROVAL

WEBER-MORGAN HEALTH DEPARTMENT

CURVE TABLE

AGRICULTURAL NOTE

April 16, 2021

Huntsville Town Council
PO Box 267
Huntsville, Utah 84317

In re: Dale Grant Subdivision Amendment

Dear Council members,

The undersigned, Jay and Kathryn Curtis, through our J & K Curtis Trust, are the owners of the developed residential property located at 6701 East 100 South in Huntsville. As such, we received a written notice dated March 31, 2021, from Beckki Endicott, the Huntsville Town Clerk/Recorder indicating that the Huntsville Town Council was reviewing an application they had received from Dale Grant for a subdivision amendment. We would like to submit the following comments and concerns to the Town Council for their consideration as they review this application.

1. Just west of our property is a 99-foot wide road easement controlled by Huntsville Town. Prior to building our present home in 2008 and as we were submitting our application for a building permit, we met several times with Jim McKay, who was then serving as the Town Mayor and Jerry Engstrom who was the Town Attorney, on the placement of our new home. They explained to us that the old barbed wire fence immediately west of our home was originally erected many decades earlier with the intention that it be down the center of a Huntsville Town road easement, and that, for now, each of the adjacent land owners could use 49½ feet of the easement for their personal use as long as they respected the set back restrictions when erecting a permanent residence. They also indicated that we would be required to have our property surveyed as part of the building permit process. The surveyor we hired reported to us that the north post of that fence was virtually on the mark of where the fence should be. However, as the fence line proceeded south, it was off center more and more, such that as the fence reached the Forest Service boundary line, the southern end of the fence was about 17 feet east of where it should be. I had earlier discussed with Dale Grant on splitting the cost of a new fence. When I reported to him on the deviation of the fence especially at the southern end, he was unwilling to split the cost of a new fence unless it was built where the existing fence had been placed. He indicated that his irrigation system would be impacted by moving the southern end of the fence west to the surveyor's line. Because Dale Grant only had horses on that property and was only growing alfalfa, I decided to leave the fence where it was.

   Now that there will be a new owner of that property immediately to our west, who will most likely want to grass and beautify the west 49½ feet of the road easement, similar to what we have done to the east 49½ feet of the easement, we would respectfully request the Town Council to reenforce that limited use of the road easement for the new owner to the west similar to what has been required of us. Jerry Engstrom also indicated to us that the fence down the middle of that road is owned by the Town, and that it could stay as is even though it is somewhat misplaced. However, if the fence is

removed, then any new fence erected by either of the contiguous owners would need to be placed down the middle of the road easement as identified on a survey.

2. Since our present property was originally purchased by the Curtis family many decades ago, we have accessed the lake shore by going through the far west end of the fence dividing the road easement. From there, we would then go through an access point in the Forest Service fence. Periodically, members of the Dale Grant family would board up those access points, and we would have to remind them that those two access points are on the road easement and both adjacent owners should have access. It is my understanding that the new owner of the property to be swapped, which is directly west of us, will own the land down to the Forest Service fence. The 99 feet easement clearly encompasses those two access points. We would request that the Town Council emphasize again that it controls the roadway easement and that neither of the contiguous owners are permitted to block those access points to the beach.

3. Jim McKay and Jerry Engstrom were also emphatic with us that in order to obtain a building permit, the setback to our new home would be measured from the eastern line of the road easement, and NOT from the old fence line. For example, if the setback restriction is 15 feet, then the boundary for any home or other structure would be that 15 feet from the western line of the road easement, and not measured from the old fence line. The new owner of that property should be so required to respect that limitation, similar to what was imposed on us.

Thank you for your consideration of these matters. We are planning to attend the May 6th public meeting. Hopefully, there will be adequate seating for those who choose to attend. Perhaps this meeting should be moved to the Library where adequate spacing can be accommodated.

Jay Curtis Kathryn Curtis

Jay and Kathryn Curtis
[redacted]

## Beckki Endicott

**From:** Harwood, Sean -FS <sean.harwood@usda.gov>
**Sent:** Thursday, April 8, 2021 1:49 PM
**To:** Beckki Endicott
**Subject:** Dale Grant Subdivision Amendment

To whom it may concern:

As is standard practice with the USDA Forest Service, the parties involved in this amendment are responsible for current survey data proving the boundary lines of any parcels that abut FS public land. The survey portion of the document to be reviewed by our Regional Surveyor. If there is any additional information needed, the FS will contact landowner. The amendment can move forward once and only once the review is complete.

It should be understood by the private land owner that property adjacent to FS public land and Pineview Reservoir does not grant access to those public lands. Public access to the lake is only allowed through existing access points.

Thank you for including me in this review.

**Sean Harwood**
**District Ranger**

**Forest Service**
**Uinta-Wasatch-Cache Ogden District**

**p: 801-625-5872**
sean.harwood@usda.gov

507 25th street
Ogden, UT 84401
www.fs.fed.us

**Caring for the land and serving people**

# Visual Market Analysis

# Land sales price up at least 40% since 2018

## Land 1st Quarter Comparison 2018 - 2021

| | 2018 | 2019 | % Change | 2020 | % Change | 2021 | % Change |
|---|---|---|---|---|---|---|---|
| CDOM | 446 | 265 | -40.58% | 311 | 17.36% | 142 | -54.34% |
| All # Sold | 27 | 22 | -18.52% | 27 | 22.73% | 78 | 188.89% |
| All Mdn Sold Price | $145,000 | $177,000 | 22.07% | $100,000 | -43.50% | $189,950 | 89.95% |
| | | | | | | | |
| New Listings | 35 | 64 | 82.86% | 58 | -9.38% | 79 | 36.21% |
| Mdn % of New Listings Sol | 77.14% | 34.38% | -55.44% | 46.55% | 35.42% | 98.73% | 112.10% |
| New Mdn Asking Price | $175,000 | $192,500 | 10.00% | $232,500 | 20.78% | $277,000 | 19.14% |
| | | | | | | | |
| Search Criteria: | State is Utah, Zip is '84317' or '84310' | | | | | | |

# Home sales - Huntsville town

- **134 S. 7500 E.** (1920 square feet, built in 1935 with 3 bed and 1 bath) Sold for $535,000 in November 2020
- **350 S. 7700 E.** (3134 sq. ft. built in 2007 with 1 bed and 2 bath on 2.9 acres) Sold for $750,000 in December 2020
- **169 S. 7200 E.** (7622 sq. ft. built in 2006 with 7 bed and 6 bath on 1 acre) Sold for $1,275,000 in January 2021
- **400 S. 7700 E.** (3115 sq. ft. built in 1935 with compete remodel 3 bed 3.5 bath on 1.49 acres) Sold for $1,199,000 in March 2021
- **7382 E. 100 S.** (1902 sq. ft. built in 1905 with 2 bed 2.5 bath on one acre) Asking $929,000 Currently under contract

# Conclusion

**Suggested price range for Huntsville town properties:**

Commercial lot:

$650,000 - $750,000

Town Hall:

$850,000 - $1,000,000