

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, July 15th, 2021

7:00 p.m.

Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

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

Citizens: Lt. Ryan, Lacey Richards, Artie Powell, Doug Allen , Corban McPhearson, Suzanne Ferre'

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

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

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

4-Citizen Comments:

Doug Allen: Doug wanted to suggest moving the electric traffic sign on 7700 East more north on the same street. He stated that the sign is close to the corner and doesn't allow most cars to get up to speed to be detected by the sign. Mayor Truett will ask TCM Max Ferre' to coordinate the moving of the sign.

Artie Powell: He wanted to know if the Forest Service was still pursuing the helipad. TCM McKay will send the email from the Forest Service withdrawing their proposal for the helipad.

5-Sheriff's Report: Mayor Truett introduced Lt. Ryan, new lieutenant for the area. He requested to be moved back to the Huntsville area. He has been with Weber County Sheriff's Department for over 20 years.

Lt. Ryan commented on the recent near drowning that occurred a couple of weeks ago. There was also a fire in Ogden Canyon. The cause was determined to be an electrical line.

The events coming up are the Iron Lung here in Huntsville this weekend. The Spartan Race will also be on Saturday but located at Snowbasin.

Lt. Ryan offered the speed trailer for 7700 East to get some information on how many cars travel this road. He will bring the trailer up next week and then report on the information at the next meeting. Lt. Ryan commented they are working with the radar trailer, drone, and other means to investigate the loud muffler cars and the bullet bikes that travel throughout the valley. The will

gather their resources and decide on a date everyone can be available to take care of this problem.

The boat ramps are very close to closing. The water is very low and they are almost out of ramp.

6-Presentation: (See Attachment #1) Major Brent Taylor Foundation regarding the 911 commemoration at the Weber Fairgrounds on September 11th. Lacey Richards from the Major Brent Taylor Foundation introduced herself. This organization is sponsoring a County Wide remembrance for 911. It has been 20 years since the attack. The event will take place at the Weber County Fairgrounds on September 9, 10 and 11th. They would like to invite Huntsville Town to participate in the commemoration by providing pictures for their photo panels and inviting residents to attend.

7-Discussion and/or action on approval of the minutes for TC Meeting, June 3, 2021. (See Attachment #2) TCM Wendy McKay motioned to approve the minutes from TC Meeting, June 3rd, 2021. TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes.

8-Discussion and/or action on approval of the minutes for TC Meeting, June 17, 2021. (See Attachment #3) TCM Richard Sorensen motioned to approve the minutes from TC Meeting, June 21st, 2021. TCM Wendy McKay seconded the motion. All votes Aye. Motion Passes.

9-Discussion and/or action on Resolution 2021-6-17: Resolution to adopt contract to exchange source capacity to Town for water connections for Abbey Farms. (See Attachment #4) TCM Blake Bingham reported that Bill White and Mark Wangsgard were unwilling to remove the connections from the source capacity exchange. They felt the proposed current exchange is fair. At the last Town Council Meeting the Town Council considered this Resolution At that time, Mayor Truett proposed that Abbey Farms give the Town additional connections for the two fire hydrant connections the Abbey was asking for. TCM Bingham took this proposal to the Abbey and they declined the Town Council offer.

Mayor Truett stated he really didn't want to give away water connections for free. TCM Bingham explained he thought it was a fair contract. He believes that this will ensure the security of the Town for future growth.

TCM Bingham motioned to adopt Resolution 2021-6-17: To exchange source capacity with the Town and Abbey Farm. TCM Max Ferre' 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			

10-Discussion on Dark Sky Initiative. (See Attachment #5) Mayor Truett brought the Dark Sky Initiative from Torrey, Utah for the Town Council to consider. TCM Wendy McKay commented that she didn't want to financially impose upon the residents to meet Dark Sky requirements. Mayor Truett agreed with TCM McKay. He does believe that the ordinances from Torrey could be tweaked to meet the needs of our residents as well. Mayor Truett asked TCM McKay to chair a subcommittee to study dark sky. He would like to have a member of the Planning Committee, Liz Poulter and one additional Town Council Member. Mayor Truett asked Council Member Max Ferre to join the committee.

Town Council Member Blake Bingham would prefer incentives instead of legislation.

11-Discussion and/or action on Ordinance 2021-2-25 on adding Recreational Facilities to overall coverage on a lot. (See Attachment #6) TC Member Blake Bingham reminded the Town Council that they have seen ordinance 2021-2-25 previously. Earlier in the year, this ordinance was sent to the Town Council. The Planning Commission was trying to find a way to address the coverage of recreational facilities on a residential lot. The PC was also trying to find a way to address fractional ownership of properties. TC Bingham studied the issue of fractional ownership and working with our attorney, addressed these concerns through use of the property and not ownership of the property.

Under subparagraph A, number 4 was added to this ordinance to read: *"No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period."*

TCM Wendy McKay asked why four families in the requirement. She feels that it conflicts with the 2nd part of subparagraph A: *"No single-family dwelling, or portion thereof, shall be rented for a term less than 30 days."* TCM Blake Bingham explained that the Planning Commission wanted to prevent the use of fractional ownership and timeshares with this requirement. TCM McKay stated she was not in favor of timeshares and agreed with the wording to prevent that use.

TCM Bingham went on to state that the addition of number 4 to subparagraph A regarding no more than four families, or combination of unrelated groups, within a 12-month period, was not controversial at time the original ordinance was presented to the Town Council in March of 2021. There was a motion to table the ordinance and the Town Council sent it back to the Planning Commission for additional work on the section that was added regarding recreational facilities on a residential lot. The section is "I" which reads:

Recreation facilities are only permitted on parcels with an existing single-family dwelling. The footprint of the recreation facility shall be included in the calculation of the total permitted coverage associated with the dwelling and other accessory structures as defined in Title 15.6.10.B.

The Planning Commission continues to recommend adding section "I" but if the Town Council does not agree then they can strike this section. TCM Wendy McKay does not think the Town Council should regulate the amount of items installed on the ground of your own property. TCM

Bingham stated that there are owners coming to the Planning Commission to install large amounts of recreation on their property. There is already an ordinance that regulates the percentage of buildings on a residential lot.

TCM Richard Sorensen stated he believes other ordinances that regulate noise and lighting and other impositions on neighbors. He falls on the property owner' side. TCM Max Ferre' he is supportive of not overregulating. TCM Blake Bingham stated he understands the concerns about property rights, but also is aware of the Planning Commission's needs for additional guidance because they are routinely approached with new scenarios for recreational facilities on the properties.

TCM Wendy McKay motioned move forward with approval of Ordinance 2021-2-25 with the amendment of striking letter "I" completely. TCM Max Ferre' seconded the motion. Roll Call Votes. All votes Aye. Motion Passes. Roll Call 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			

12-Discussion on Technical scholarship available for Huntsville Valley resident. Huntsville Town Council decision and process to decide on recipient. (See Attachment #8) Beckki read some correspondence received from the Ogden-Weber Technical College. They are celebrating their 50th anniversary and would like the Town Council to select a Valley Resident to receive a half-year scholarship.

Mayor Truett suggested that Beckki put out an advertisement on all our distribution and social media and ask for a letter of application from those wanting to apply for this scholarship. TCM Richard Sorensen suggested that more weighting be put toward those from Huntsville Town. Beckki will put the message out on our media outlets.

13-Discussion on update of Annexation Process for Sage Development – Beckki stated that she has schedule the public hearing on the Annexation Agreement for August 5, 2021. She will be publishing the public notice in a few days. She stated the protest period for affected entities is expiring on July 18th. There have not been any protests or correspondence. TCM Bingham asked if she had received any inquiries regarding the annexation. Beckki has not received any correspondence from residents regarding the annexation.

14-TCM Richard Sorensen Update:

TCM Sorensen announced the **4th of July** was a success. He looks forward to putting some numbers together over the next few weeks.

Stop sign for Chevron: TCM Sorensen stated he had a citizen approach him about adding a stop sign to the exit on 500 South at the Chevron parking lot. He stated this resident was almost hit by someone coming out of the Chevron because they didn't stop and look. Mayor Truett stated someone should talk to the Chevron owners about trimming the shrubbery at that location. TCM Ferre' will go and look at the location and talk to the Chevron owners.

15- TCM Wendy McKay Update:

Sale of the Town Hall: TCM McKay is waiting for offers on the Town Hall.

History Museum: Noah Endicott has been scanning documents this summer at the history museum.

16- TCM Max Ferre Update:

Roads: Most of the roads that have been on the schedule has been patched. The "Jim McKay" corner still needs to be repaved along with 7000 East between 100 South and 200 South.

Town Square Intersection: TCM Sorensen has been getting bids on an upgrade for the corner of 200 South and 7400 East. He needs to get one additional bid. Mayor Truett would like to get this project done this year. Beckki stated she is waiting to hear if the project will qualify for the ARPA funds. This is a grant that is being provided for infrastructure by the federal government. Beckki is working with our Town Engineer on this project.

Cemetery Access: TCM Ferre' stated there have been some residents asking about faster access to the cemetery, especially on weekends. TCM Ferre' stated he spoke with Ed Johnson at Cemetery Point about providing a way to identify those that are going to the cemetery and allowing them faster access.

17-TCM Blake Bingham Update:

Donation to Town Restrooms: TCM Bingham reminded the Town Council of a donation of \$25,000 that was made from Huntsville Town to Weber County to upgrade restroom facilities at Cemetery Point on the Huntsville Town side. He asked about the progress on the restrooms. Mayor Truett stated he would ask Gage Froerer for a report of the funds.

Status of Town Council Seat: TCM Bingham stated his National Guard Unit has been activated. His unit will be deployed to the Southwest boarder on October 1st. He will not be able to attend Town Council Meetings for at least one year. He is thinking about submitting a resignation from the Town Council and leaving an open seat. This situation is still developing, and he will keep the Town Council updated.

18-Mayor Truett Update:

4th of July: Mayor Truett thanked TCM Sorensen for organizing an excellent 4th of July. TCM McKay heard a lot of positive comments. The only comment was that people were wishing there was more food. It is difficult to add food to the 4th without attracting too many people.

Public Hearing on August 5th: Mayor Truett will be joining the Town Council by Zoom for the public hearing because he will be traveling.

18-Approval of the Bills, May 2021: **TCM Max Ferre' motioned to approve the Bills for May 2021.** TCM Wendy McKay seconded the motion. All votes Aye. Motion Passes.

19-Approval of the Bills, June 2021: **TCM Wendy McKay motioned to approve the Bills for June 2021.** TCM Richard Sorensen seconded the motion. All votes Aye. Motion Passes.

20-Adjournment of the Meeting: **TCM Max Ferre' motioned to adjourn the meeting.** TCM Richard Sorensen seconded the motion. All votes Aye. Meeting is adjourned.

Meeting is adjourned at 9:14 p.m.


Beckki Endicott, Town Clerk



The Major Brent Taylor Foundation, in collaboration with our local law enforcement, military, and fire communities, is proud to sponsor **WEber Remembers: The 9/11 Project**, to commemorate the events of September 11, 2001, and to honor the lives lost and the sacrifices made in service to us all as a result of that day.

We are creating an immersive, interactive memorial museum experience that will allow the public to see, hear and touch things that tell the story of September 11, 2001. This event will run from September 9th through September 11th, 2021 at the Weber County fairgrounds. As part of the event, we will be featuring the cities of Weber County in the museum.

In order to accomplish this amazing task, we need your help. We are asking each city to join us in the creation of these features. If you would like your city included in the museum, we are requesting 3 simple things:

1. 1 to 4 high-resolution photos that represent your city (300 dpi if possible). Specifically, we are looking for landmarks, city celebrations, or photos of the city itself, etc. Please no portraits of city councils or elected officials.
2. A digital copy of your city logo.
3. Three to four sentences about what brings your community together or makes your city unique.

Please submit your files on or before August 1st. These files should be uploaded to google drive and shared with kiersten@majorbrenttaylor.com and info@majorbrenttaylor.com.

If you need an alternate way of submitting your files or have any questions please Kiersten at the email above and we will work with you.

WEber Remembers

WEber Experiences

WEber Commits

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, June 3rd, 2021

7:00 p.m.

Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

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

Citizens: Doug Allen, Artie Powell, Hunter Swift, Michelle Lyman, Lt. Hutchinson

1-Mayor Truett 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 TCM Max Ferre'.

4-Citizen Comments: There were none.

5-Discussion and/or action on Town Council Meeting Minutes, May 20th, 2021. (See Attachment #1) TCM Max Ferre' motioned to approve the minutes for May 20th, 2021. TCM Blake Bingham seconded the motion. All votes Aye. Motion passes.

6-Sheriff's Report: Lt. Hutchinson stated they are back to doing boat patrols. They usually start on Memorial Day Weekend. The motor patrols are out for the summer.

Mayor Truett stated that he heard a report that there was a neck injury at Cemetery Point and they had a hard time getting an ambulance was unable to get to the victim due to the traffic. Lt. Hutchinson was unaware of the incident. There was a discussion regarding the traffic at the Memorial Day Service at the Cemetery.

7-Discussion and/or action on Event Application for Iron Lung: (See Attachment #2) Michelle Lyman from Iron Lung presented the plan for the race on July 17th. Cyclists will ride over Trapper's Loop and go all the way to Big Mountain and back. She thanked the Town Council for the opportunity to put on the event during 2020. Their numbers were down to 92, but she expects the ridership to be back at 150 cyclists this year. She stated this year they would start very early and are willing to use the bike path that goes down 7400 East if the Town Council Members prefer that. TCM McKay stated she has not heard any complaints from past year on the early morning race start and sees no reason to change it. Michelle stated she submitted two different scenarios for the race. Huntsville Town's special event application threshold is at 150 participates. The fee is \$1000 for use of the park. If the ridership is below that, there will be bowery rentals only.

Mayor Truett asked that the roadway not be blocked during the evening.

TCM Bingham motioned to approve the special event application for Iron Lung 2021. 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			

8-Discussion and/or action on Business License Application for First Class Catering. (See Attachment #3) Beckki explained that Jay Tyler with First Class Catering has a catering business at BDO. He is looking into expanding into breakfast and lunch menus at the previous spot for the Blue Coyote. Beckki hasn't had contact with him for a couple of weeks but is waiting for Health Department approval.

TCM Blake Bingham motioned to approve the business license application for First Class Catering conditionally based on the Heath Department Permit and payment of all fees. TCM Max Ferre' 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 of action on purchase of new flow meter for the water treatment plant. (See Attachment #4). TCM Blake Bingham stated that the water treatment plant has a faulty water meter on the downstream side. They have reached out to the vendor, and they have a new meter that will be able to remedy the situation. They cost is \$6,000. **TCM Max Ferre' motioned to approve the expense of \$6,000 for a new flow meter for the water treatment plant.** 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			

10-Discussion and/or action on Ordinance 2021-5-27: Land Use Amendments. (See Attachment #5) TCM Bingham explained that this Ordinance would make amendments to Title 4 regarding Land Use. He stated when Huntsville Town has a Land Use Coordinator, that Coordinator, would be able to make approvals for simple Land Use Permits. This would allow those applying for solar permits, etc., to be able go forward in their projects without having to wait for a Planning Commission Meeting to get approval. The Planning Commission will be able to delegate the types of construction for the Land Use Coordinator to approve. The Planning Commission recommended the Ordinance 2021-5-27 in their Planning Commission Meeting. Mayor Truett wanted to address the contract with Jared Anderson and Sunrise Engineering prior to taking a vote on the Ordinance.

11-Discussion and/or action on Resolution 2021-6-3-B: A Resolution Adopting the contract between Huntsville Town and Sunrise Engineering for Land Use Services. (See Attachment #6) Mayor Truett explained that Huntsville Town has hired a new engineer to work the Land Use side. Huntsville Town has met with Jared Anderson to talk about City Planning and Engineering for the Town. TCM Blake Bingham stated that Jared Anderson would not be acting as the Land Use Coordinator. Attorney Morris explained that a Land Use Coordinator is an appointed position. The Town Council would need to decide if they wanted to appoint Jared Anderson to that position.

TCM Blake Bingham stated that the Resolution before the Town Council for contracting with Sunrise does not appoint Jared Anderson as the Land Use Coordinator. The Resolution 2021-6-3-B adopts the contract for engineering services with Sunrise Engineering and that currently being Jared Anderson.

Mayor Truett motioned to accept Resolution 2021-6-3-B: A Resolution Adopting the contract between Huntsville Town and Sunrise Engineering for Land Use Services. TCM Wendy McKay 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			

Mayor Truett asked that the Town Council go back to the action on Ordinance 2021-5-21. TCM Bingham explained there was a public hearing on this ordinance. There were no public comments on this Ordinance.

TCM Richard Sorensen motioned to approve Ordinance 2021-5-21: Land Use Amendments. TCM Max Ferre' 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			

12-Discussion and/or action on Resolution 2021-6-3-A: A Resolution establishing a fee for disinterment of an urn. (See Attachment #7) TCM Max Ferre' explained that a fee is needed to be established for disinterring an urn and not a full-size plot in Huntsville Cemetery. He stated that this situation doesn't happen very often. He is proposing \$600 as the fee. This process is hand done and takes longer than 6 hours. The landscaping will have to be done after the process is complete. TCM Sorensen stated it is difficult to get someone to come back and do the repair for \$600. TCM Ferre' stated that an urn takes about a third of the plot which is why he is thinking about \$600 or half of the current cost of disinterment. **TCM Max Ferre' motioned to adopt Resolution 2021-6-3-A: A Resolution establishing a fee for disinterment of an urn.** TCM 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			

13-Discussion and/or action on 2021-6-3-C: A Resolution accepting the annexation petition of certain real property under the provisions of sections 10-2-405, Utah State Code. (See Attachment #8) Attorney Morris stated that Sage Development approached Weber County about developing the property across Highway 39. The land was in Huntsville Town's Annexation Plan and Sage Development has submitted an Annexation Application. Huntsville Town has opportunity to decide if they would like Sage to annex this property into Town. This annexation would include other properties like Weber Fire Station 65 off 500 South and several other slivers of property that are along Highway 39. Sunrise Engineering did the annexation plat. Attorney Morris stated that when the completed annexation application/petition is submitted to

Huntsville Town, the Town has 14 days to respond to the petition. Attorney Morris described the balance of the steps in the annexation process. Attorney Morris expanded on the protest period. He explained that only affected entities would have the ability to protest to the County Boundary Commission within the 30 days allotted for such action. Those entities that are considered affected entities would be organizations that have the ability to tax. Private residents will have to wait for the public hearing on the Annexation Agreement or Ordinance. This will be presented after the protest period in a public hearing at the Town Council.

The Town Council is only accepting the Annexation Petition tonight. The petition acknowledges receipt of a completed application and moves the timeline for annexation on to the certification phase.

Attorney Morris stated that there will be two separate agreements in an annexation. The first would be the annexation agreement where the details of zoning would be worked out. The second agreement would present to the Planning Commission as the development agreement. TCM Sorensen asked about the status of the wetland's delineation.

Todd Meyers, project manager for Sage, stated that they have confirmed the application submission for the delineation to the Army Corps of Engineers, but the application has not had its turn yet. They have met with the engineer and consultant on their project to arrange their plan so that they avoid most of the wetlands on the property. Todd Meyers stated they have closed on the property and CW Lands is now the owner of the property. The lots that are laid out in the plan in 3 acre lots and the development is 21 homes. (See Attachment #9)

Mayor Truett motioned to accept the annexation petition of Weber Fire Station 65, Sage Development and the properties identified along Highway 39 in Resolution 2021-6-3-C: A Resolution accepting the annexation petition of certain real property under the provisions of sections 10-2-405, Utah State Code. TCM Wendy McKay seconded the motion.

Mayor Truett asked TCM Bingham for discussion points on any concerns he has with the annexation. TCM Bingham stated he has three concerns. The first concern is the sale of water. He believes the water committee needs to meet and discuss the sale of culinary water. The second concern is that the proposal includes the development as a gated or private community. TCM Bingham stated there is a certain "feel" to Huntsville Town and it is not that of a private or gated community. The third concern he has is making exceptions on Land Use. He does not believe that the development should be given less stringent rules than the residents of current Huntsville Town. He used flag lots as an example. For current residents of Huntsville Town, flag lots are not allowed per Huntsville Code. There are flag lots on the plan for Sage Development and TCM Bingham doesn't believe they should be allowed as an exception.

TCM Richard Sorensen stated that water is Huntsville's most precious resource aside from its people. He is concerned about selling water connections to Sage but cited a recent study that stated there is enough water for Huntsville to be able to satisfy the connections. TCM Blake Bingham agreed, but he still has concerns and wanted to be transparent about that.

TCM Richard Sorensen stated he could see the concerns about the traffic along Highway 39 cutting through to 500 South. The HOA is not a deal breaker for TCM Sorensen because he believes there might be traffic concerns.

TCM McKay stated she liked the previous plan for Sage Development better because it eliminated the flag lots. She does not like the idea of flag lots. She is hoping that the wetlands issues can be dealt with in a careful and creative way. She also understands the desire for a gated community but agrees that it does not have the “feel” of Huntsville’s neighborly people. She also shares TCM Bingham’s concerns.

TCM Max Ferre’ also shares the same concerns.

Mayor Truett called for the vote. 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			

TCM Richard Sorensen asked Todd Meyers what CW Lands would do if the annexation was not approved. Todd Meyers explained that they wanted to be a part of Huntsville Town; however, they would look at a different way to develop the property if they were not annexed into Huntsville Town.

14-Update from Mayor Truett:

- a. Appointment of new member to the Planning Commission: Mayor Truett has interviewed several people the opening to the Planning Commission. He will be deciding in the next couple of days on his selection for the opening on the Planning Commission.
- b. Appointment of Hunter Swift as Enforcement Officer: Mayor Truett has met with and would like to introduce Hunter Swift as the new Enforcement Officer. He will be working with the nuisance complaints. Hunter stated he grew up in Virginia, outside of Washington, D.C. He has lived in Town for a total of four years. His wife, Savannah, grew up in the Valley and is the daughter of Jeff and Linda Burton.

15-Update from TCM Wendy McKay:

- a. CDBG update – TCM Wendy McKay stated that Beckki has finished the final application for the Community Center Plans and grant through CDBG. She stated that there has been much talk in the Town Council Meetings since the end of last year. The Town Council knew that new municipal space was needed. During

COVID, there was not room enough for all employees to spread out. They were unable to accommodate groups. The Town Council looked at trying to expand and remodel the current Town Hall in previous years as well as the history museum. The price for remodeling was listed at \$500,000 for both buildings. The Town Council liked the idea for having all the offices and a larger center for community activities and a museum. The CDBG grant supported that use and the Town applied for the grant. Not only was the grant accepted, it was given the full amount of \$400,000.

TCM McKay felt that it was important that the public understand the thinking behind having a community center. She would like to see more public input. She stated there would be a need for a larger space in the future and how important it was to stay ahead of expansion and planning in the Valley. Currently, Huntsville has a unique opportunity to qualify for federal funds to help in this situation. She stated the Town Council is just weeks out from signing the contract with CDBG and executing the plan of a community center. She wanted to make sure the public and the Town Council was ready to move forward with the plans.

Mayor Truett thanked Wendy for her comments and presentation. He stated he has been part of the CDBG grants for many years. There are many hours involved in the grant. He recounted many projects that Huntsville has been granted from the CDBG grant. It has made a significant difference in the Town. He stated with the sale of the properties and CDBG funds, we would be able to build a center without using taxpayer funds. He recounted the many meetings that he has at the Town Hall, and he has to pull out tables in order for Pineview and Valley committees to meet.

TCM Wendy McKay stated she was on the ground when the income surveys were done in January. She contacted many residents who expressed excitement for the project. She is now hearing residents don't know about the project, and yet the Town Council has been talking about this project for many months. TCM McKay would like to do an email to the residents putting some information out there.

PCM Sandy Hunter commented that it would be a great idea to put a positive letter. She advised to hit all of the bullet points in the letter. She would like to see the needs of groups that aren't able to meet at other buildings in Town listed as one of those bullet points.

TCM Richard Sorensen stated that the Town Hall used to be one of the little buildings across from the Mercantile. He believed that moving into the current Town Hall was big step. Now, we have certainly outgrown the current building.

Artie Powell commented that he is not against the community center. He is concerned with tax subsidized businesses competing with our private businesses. The other concern he has is that the upfront costs may be paid by the grant and sale of the properties, but there are ongoing costs to support a bigger building.

16-Update from TCM Richard Sorensen:

- a. TCM Sorensen proposed improvements to the corners on 200 South and 7400 East. **(See Attachment #10)** TCM Sorensen stated that Mayor Truett has proposed these kinds of changes in the past. TCM Sorensen likes the new design. He showed some proposed drawings that would bring out the corners and provided for a safer intersection that would bring out the stop sign. TCM Blake Bingham wanted to know if they could add this to the Capital Improvement Plan. TCM McKay stated she thinks this is the best design that they have seen.
- b. TCM Sorensen drafted a letter from the Town Council regarding the Forest Service Helipad. He drafted the letter with input from the Town Council. TCM Blake Bingham believes that there are other viable options for the Forest Service. Mayor Truett would like to wait to issue a letter until the informational meeting at the library in the coming weeks. TCM Bingham disagreed with the any concept of a helipad in the Ogden Valley. TCM McKay stated her support for TCM Bingham's position. She is opposed to any location that is on the shoreline of the lake and maybe any place in Ogden Valley. TCM Sorensen would like to see the helipad in the Valley but in a different place then the proposed location at the bottom of Trapper's Loop. TCM Bingham is agreeable to waiting on a letter until more information is released at the public meeting. Michelle Lyman lives in Morgan right next to the airport that is severing its agreement with the Forest Service Helipad. She said they do a lot of training and that it does get loud. Artie Powell stated he remembered when the Forest Service proposed the helipad at Dale Grants home. One of the things they discussed was the amount of time that is spent training. The lake amplifies the sound, and the noise does get very loud.

17-Update from TCM Max Ferre:

- a. The asphalt has been ground and repaved at the Huntsville Cemetery. It looks great and was done in time for Memorial Day.

18-Update from TCM Blake Bingham:

- a. There were several Land Use Permits issued at the Planning Commission Meeting but the most notable was one for Bill White on the ¼ acre lot east of the park and south of Linda Laws. Bill White came before the Planning Commission asking for an interpretation on the grandfather clause in the Huntsville Town Code. The Planning Commission determined that the lot was a buildable lot, and a Land Use Permit was issued. TCM Bingham stated it has been the tradition to think that these small lots, were too small to build and limited by the abilities in a septic system. Recently, there has been some recognition on the part of Weber Morgan Health and maybe some advances in technology that make a septic system on a small lot viable. Mayor Truett wanted clarification. He asked TCM Bingham if any lot in Town that was subdivided prior to 1992 was considered a buildable lot. TCM Bingham stated the Huntsville Code states 1992 is the date in the code.

- b. Kerry Wangsgard's Land Use Permit was approved. He is now able to apply for a building permit for a replacement of his mobile home.

19-Update from Beckki:

- a. Beckki wanted to make sure that everyone was aware that noticing requirements for public meetings have change. She no longer is required to post in a local newspaper. She will use the Valley News when she can but will not always use it because the timing of publication can be difficult.

20-Public Comment:

- a. **Artie Powell** – Artie Powell wanted to ask some questions about annexation. He is wondering if a new zone will be established for the annexation. He believes this might resolve some concerns with the size of the lots and the concerns over flag lots.

He wanted to voice his concerns about gated or private communities. He thinks this is not reflective of Huntsville.

Artie would like to see a cost benefit analysis presented at the public meeting regarding the Annexation Agreement.

- b. **Doug Allen** – He commented Bill Morris did a great job of presenting the annexation issues and timeline. He is concerned that the Army Corps of Engineers has not been contacted by CW Lands because he stated he has been the one who has called the various organizations regarding the development. He suspects it could be several years before they are able to develop that land. Mayor Truett responded he believed that CW Lands was unaware that they were altering a stream. They had relied on their engineers for information. He stated that when this was brought up to them at a work meeting, CW Lands was very willing to make the necessary contacts and go through the necessary channels.

TCM Max Ferre' motioned to adjourn the meeting. TCM Blake Bingham seconded the motion. All votes Aye.

Meeting adjourned at 9:12 p.m.

Beckki Endicott, Recorder

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, June 17th, 2021
7:00 p.m.
Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

Name	Title	Status
James A. Truett	Mayor	Present
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	Excused

Citizens: Tom Freeman, Doug Allen, Susan Calton, Kay Larrison, Noah Shears, Shane Campbell, Adam Arndt, Hunter Swift, Aaron Yates, Artie Powell, Cody Child, Charles Creager, Kelly Wood (Zoom),

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

2-The Pledge of Allegiance was led by Tom Freeman.

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

4-Citizen Comments: There were none.

5-Discussion and/or action on Resolution 2021-6-17: Resolution to adopt contract to exchange source capacity to Town for water connections for Abbey Farm. (See Attachment #1) TCM Blake Bingham stated that when the Town entered into an agreement with Abbey Farm for water, they agreed that Abbey Farm would be able to purchase shares back from the Town for 1.5 times the residential rate. For example, if the Town bought shares for \$5,000, Abbey Farm would be able to purchase shares for \$7,500. At the time of the agreement there was no cap the number of residential connections on the agreement. The Resolution to adopt this agreement would establish 30 additional shares for the Town and 20 shares for the Abbey. TCM Bingham stated the advantage for the Town is the agreement establishes how many connections the Abbey would be needing. The water committee is able to plan for the residential connections in Town and also for Abbey Farms.

Mayor Truett commented that at the current rates the monetary value of the exchange is equitable. But in the future the Town may raise the rates for the impact fees. Mayor Truett questioned TCM Bingham regarding the request in the agreement for 2 hydrant connections. TCM Bingham stated the current impact fee for out-of-Town residents is \$10,000 for a fire hydrant. Tonight, the fee will be raised to \$20,000 for an out-of-Town fire hydrant connection. Mayor Truett would like to see the agreement with the Abbey give the Town 32 connections in exchange for the two fire hydrant connections they are requesting. TCM Bingham will take this back to Abbey Farms and see if they can renegotiate the contract.

TCM Sorensen wanted to know what prompted the renegotiation with the Abbey. TCM Blake Bingham stated he does not know exactly what prompted this on the side of the Abbey but believes that in the talk of raising fees for the future, it would be prudent for the Abbey to settle on the number of residential connections they would need from the agreement. TCM Bingham stated it was his suggestion to include the fire hydrants because he did not want them to be a point of contention later in time. Mayor Truett agreed that he believes that the talk of rates going up in the future is what prompted the renegotiation of this contract. TCM Bingham will go back to the Abbey and renegotiate the rate of exchange based on the inclusion of the fire hydrants.

Mayor Truett asked TCM Bingham to comment on the source capacity of well. Recently, Van King and Associates were tasked with measuring the capacity of the well. TCM Bingham explained the well capacity was measured at the time the well was completed and the safe yield capacity was 400 gallons per minute. After a year of use, Huntsville Town wanted to see if they could refine the safe yield number and see what effect a year of use had on the well. The safe yield after a year of use is the same at 400 gallons per minute. In connections, this yield would provide for 700 connections and Huntsville Town currently has about 350 connections.

TCM Bingham motioned to table this resolution and he will seek two additional connections from Abbey Farm in exchange for the fire hydrants they are asking for. TCM 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			

6-Discussion and/or Cycle Kart Event for 2022. (See Attachment #2) Kelly Wood joined by Zoom. Kelly conducted this race for the seconded time in Huntsville in May 2021. He is here to propose the dates for 2022. Mayor Truett expressed how much he enjoyed the event and how well run the event is. Mayor Truett would like to see this event again in May. TCM Bingham proposed May 14th as the date for 2021.

TCM Sorensen motioned to approve the Cycle Kart Event for May 14th, 2021. TCM Ferre' seconded the motion. TCM Bingham clarified that it would include May 13th.

TCM Sorensen motioned to amend the motion to approve the Cycle Kart Event to include Friday, May 13th as well as May 14th, 2021. TCM Ferre' seconded the motion. All votes Aye. Roll Call Vote. 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			

7-Discussion and/or action on Receipt of certification for Annexation Petition from CW Lands. (See Attachment #3). **TCM Blake Bingham motioned to acknowledge the receipt of certification for the Annexation Petition from CW Lands.**

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			

Beckki noted that the notice to affected entities will be sent tomorrow. The first of three public notices will also be posted tomorrow. The Annexation will be officially in a protest period.

8-Discussion and/or action on appointment to the Planning Commission. **Mayor Truett motioned to appoint Allen Endicott to the Planning Commission.** TCM Ferre' 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			

9-Motion to close the regular council meeting and open the public hearing on the FY 2021 amended budget, the FY 2022 Proposed budget, FY 2022 capital improvement plan, and the consolidated fee schedule. **Mayor Truett motioned to close the regular council meeting and open the public hearing on the FY 2021 amended budget, the FY 2022 proposed budget, FY 2022 capital improvement plan and the consolidated fee schedule.** TCM Ferre' 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			

10-Presentation of the Budgets, Capital Improvement Plan and Consolidated Fee Schedule by Kay Larrison, Treasurer. (See Attachment #4, 5, 6 and 7)

Kay made copies of the summary budgets available to the public in attendance. She presented the highlights from FY 2021 and FY 2022. She made note about the changes in the budget this next year. She did some staff analysis with the budget for this year. That analysis is included in the different areas in the budget. Kay is projecting for \$20,000 of revenue in the water fund. TCM Bingham stated that there are some additional breaks. Kay suggested that it would take a proactive stance on replacements on the water lines. She stated they do budget for repairs but it would be great to plan for new line.

Kay presented the new consolidated fee schedule. New fees or increases for the year are the urn disinterment and out of Town fire hydrant impact fee.

Doug Allen asked about the Huntsville Waterworks Corporation and the contract with the Town.

Artie Powell asked if the budget would be posted on the website. Beckki stated they could post this on the website.

Mayor Truett provided handouts of a project on 7500 East and 200 South the Town Council is putting in the Capital Improvement Plan.

11-Motion to close the Public Hearing on the FY 2021 Amended Budget, the FY 2022 Proposed Budget, FY2022 Capital Improvements Plan, and the Consolidated Fee Schedule. TCM Bingham motioned to closed the public hearing on the FY 2021 amended budget, the FY 2022 proposed budget, FY 2022 Capital Improvements Plan, and the Consolidated Fee Schedule. TCM Max Ferre' 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			

12-Discussion and/or action on Amended Budget for FY 2021. **TCM Sorensen motioned to accept the Amended Budget for FY 2021.** TC Ferre' 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			

13-Discussion and/or action on Proposed Budget for FY 2022 including the Capital Improvement Plan and Consolidated Fee Schedule. **TCM Bingham motioned to accept the proposed budget for FY 2022 including the Capital Improvement Plan and Consolidate Fee Schedule.** TCM Ferre' 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			

14-Update from Mayor Truett:

- a. Audit RFP – Mayor Truett stated the audit has really increased in cost over the years. He believes it would be a good time to RFP for audit services. He will work on this with Kay.
- b. Jeff and Jenna Holt's daughter came up with a group of youth and did a deep cleaning of the park facilities. They did a great job and it is much appreciated.

15-Update from TCM Blake Bingham:

- a. Secondary Water Update: TCM Bingham stated that he has called Rex Mumford regarding the water status considering the drought conditions in Utah. They are confident that if residents are wise stewards, we will be able to get through the summer with enough irrigation water.
- b. There have been questions about the source protection plan for Bennett Springs. There has been interest in building in that area. TCM Bingham has been in communication with the parties regarding this issue. The State does not allow septic systems within the area of the Springs. The Springs are considered surfaced influenced.

16-Update from TCM Max Ferre':

- a. TCM Ferre' wanted to know what the Ragnar event donates for use of the Park

and Town. Mayor Truett reported that Ragnar pays us \$2000.

- b. TCM Ferre' reported that many pot holes have been identified in Town and have been prepared for filling. The holes should be filled and project completed within the next couple of weeks.
- c. The sprinklers at the Cemetery were just replaced. The damage to the system was \$30,000. Vehicles are running over the pipes. They are needing to work on this problem.

17-Update from TCM Richard Sorensen:

- a. TCM Richard Sorensen wanted to know the status of the boat ramps. Anderson Cove is closed. Cemetery Point has about 30 additional feet.
- b. TCM Sorensen is putting the corner project out for bid.
- c. TCM Sorensen got a bid to put three windows in the ice shack so that it is easier to open up for selling drinks on the 4th of July.
- d. TCM Sorensen stated parade organizers want the TC to be on bicycles with the kids. This might be a problem because TCM Ferre' recently had some medical issues.

20-Public Comment:

Adam Arndt: He is an automotive shop teacher in Ogden. He and his students have participated with the Cycle Kart race in the past year. His students have really enjoyed not only participating and helping with corners and traffic, but they have enjoyed the project of building a car for the race. The students that drive the car are licensed and graduated drivers. He teaches at Bonneville High School. He is here with another teacher from Roy High School. The race has been a fun thing for their program. There were about 10 students that participated this year.

Tom Freeman: He would like volunteer for the 4th of July. He is wanting to see what the possibility of burying the power lines. Mayor Truett stated the cost to bury the line is \$15-20k per home. Tom hates seeing the park trees butchered by the power company. Mayor Truett stated that maybe the Town could apply for a grant to bury the lines at the park. He could see this as a donation campaign.

Artie Powell: He would like to see replacing the trees with hard wood trees.

Beckki: She stated that she is working on a QR code for the 4th of July donations.

Mayor Truett motioned to table the Bills for May 2021. TCM Bingham seconded the motion. Beckki didn't distribute a copy of the bills for May, 2021. The TC will review them at the next meeting.

TCM Blake Bingham motioned to adjourn the meeting. TCM Ferre' seconded the motion. All votes Aye.

Meeting adjourned at 8:38 p.m.

Beckki Endicott, Recorder

RESOLUTION 2021-6-17

A RESOLUTION OF HUNTSVILLE TOWN, UTAH, to enter into a contract to exchange source capacity to Huntsville Town for water connections for Abbey Farm, LLC.

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

WHEREAS, the Town Council is the municipal legislative body;

WHEREAS, the Town entered into the Amended and Restated Water System Improvement Agreement, dated April 9, 2018, with Huntsville Abbey Farm, LLC (hereafter "Abbey"), which among other things allocates capacity rights in the Town's municipal well and is referred to as the Wishing Well Agreement.

WHEREAS, the Wishing Well Agreement grants to the Town the option to purchase any of Abbey's New Connection Capacity rights in the Wishing Well for a discounted price of five thousand Dollars per connection for a period of five years after execution of the Wishing Well Agreement.

WHEREAS, the Wishing Well Agreement grants to Abbey the right to purchase from Town new connections to the Huntsville municipal water service for a price not to exceed one and one-half times the price paid by Town residents for their water impact fee for a residential connection. Abbey is also required to dedicate to Town New Connection Capacity equivalent to the water required to serve the new connections. The current price charged by Town to residents for water impact fees is \$5,000 per connection. Therefore, Abbey may purchase water connections from Town for \$7,500 per connection.

WHEREAS, the Mayor has entered an Agreement with Huntsville Abbey Farm, LLC, for the exchange of source capacity and equivalent residential connections and the Town Council desires to ratify that Agreement;

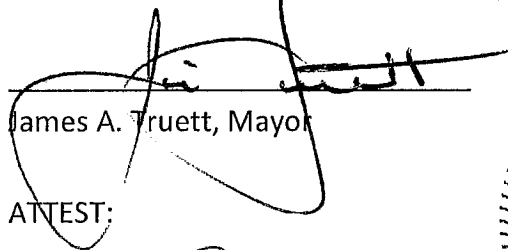
NOW, THEREFORE, BE IT RESOLVED by the Huntsville Town Council as follows;

Section 1. Ratification. That the Agreement between Huntsville Town and Huntsville Abbey Farm, LLC, attached hereto as Exhibit "A" and incorporated

herein by this reference is hereby ratified by the Town Council and shall continue in full force and effect according to the terms of the Agreement.

Section 2. Effective Date. This Resolution is effective immediately upon adoption by the Town Council.

PASSED and ADOPTED on this ^{15th}~~17th~~ day of ^{July}~~June~~, 2021.


James A. Truett, Mayor

ATTEST:


Beckki Endicott, Clerk



VOTES: APPROVED	
AYES:	Mayor Jim Truett Council Member Richard Sorensen Council Member Max Ferre' Council Member Wendy McKay Council Member Blake Bingham
NAYS:	
EXCUSED:	

HUNTSVILLE TOWN
WISHING WELL CAPACITY ACQUISITION
AND
GRANT OF HUNTSVILLE ABBEY FARM WATER CONNECTIONS

This agreement is entered among Huntsville Abbey Farm, LLC (Abbey) and Huntsville Town (Town).

RECITALS

- A. Abbey and Town entered into the Amended and Restated Water System Improvement Agreement, dated April 9, 2018, which among other things allocates capacity rights in the Town's municipal well and is referred to as the Wishing Well Agreement.
- B. The Wishing Well Agreement grants to the Town the option to purchase any of Abbey's New Connection Capacity rights in the Wishing Well for a discounted price of five thousand dollars per connection for a period of five years after execution of the Wishing Well Agreement.
- C. The Wishing Well Agreement grants to Abbey the right to purchase from Town new connections to the Huntsville municipal water service for a price not to exceed one and one-half times the price paid by Town residents for their water impact fee for a residential connection. Abbey is also required to dedicate to Town New Connection Capacity equivalent to the water required to serve the new connections. The current price charged by Town to residents for water impact fees is \$5,000 per connection. Therefore, Abbey may purchase water connections from Town for \$7,500 per connection.

AGREEMENT


- 1. The attached Exhibit A contains a description of the New Connection Capacity owned by the parties.
- 2. The parties hereby agree that the following is an equal value exchange:
 - a. Abbey hereby conveys to Town 25 gallons per minute (gpm) of New Connection Capacity. Twenty-five gpm is sufficient to provide water source capacity for 50 new residential connections under current Utah Division of Drinking Water standards. Twenty of the new residential connections will be reserved by Town for future new connections requested by Abbey as described in section 2.b. below. The remaining 30 connections will belong to Town as compensation paid by Abbey for the twenty connections received by Abbey.
 - b. Town hereby conveys and transfers to Abbey the right to 20 new residential connections for municipal water service from Town (Prepaid Connection Credits). The Prepaid Connection Credits satisfy any and all impact fees, connection fees, water rights and fee in lieu of water rights required for water service. The Prepaid Connection Credits granted to Abbey will

not be charged a standby-fee or other fee during the time prior to connecting to the Town system. The Prepaid Connection Credits may be used for new water service within or outside of Town boundary and may be freely assigned by Abbey to any third party. Abbey will pay the cost to extend a pipeline if the new connection is not adjacent to Town water pipeline. The extended pipeline will then be owned and operated by Town. Included with the twenty residential connections acquired by Abbey is the right for Abbey to install two fire hydrants on Town's water line at Abbey's expense. If Abbey desires any additional fire hydrants, Abbey will be charged the same impact fee Town charges to any other out of town customer for a new fire hydrant.

3. This Agreement shall inure to the benefit of the parties' successors and assigns.

The parties have executed this Agreement to be effective the 17th day of July, 2021.

TOWN OF HUNTSVILLE


By: Jim Truett, Mayor
Date: July 15, 2021

HUNTSVILLE ABBEY FARM, LLC

By: Marc Wangsgard, Manager
Date: _____

The purposes of this ordinance are to:

- A. Encourage outdoor lighting practices that will minimize light pollution, glare, light trespass and sky glow in order to preserve the natural dark of the night sky and to prevent lighting nuisances on properties.
- B. Promote energy conservation.
- C. Maintain nighttime safety, utility and security.
- D. Prevent unnecessary or inappropriate outdoor lighting.
- E. Maintain the rural atmosphere and village character of the town. (Ord., 3-10-2016)

9-4-2: DEFINITIONS:



For the purpose of this chapter, certain words, phrases and terms used herein shall have the meanings assigned to them by this section:

ACCENT OR ARCHITECTURAL LIGHTING: Lighting of building surfaces, landscape features, statues and similar items for the purpose of decoration or ornamentation; or lighting that does not contribute to the safety or security of residents, guests, employees or customers on a property.

CORRELATED COLOR TEMPERATURE (CCT): A specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees kelvin (K).

DIRECT ILLUMINATION: Illumination resulting from light emitted directly from a lamp, luminary or reflector. This does not include light reflected from other surfaces, such as the ground or building faces.

FLOODLIGHT: A fixture or lamp designed to "flood" an area with light. A specific form of lamp or fixture designed to direct its output in a specific direction. Such lamps are often designated by the manufacturer and are commonly used in residential outdoor lighting.

FULL CUTOFF FIXTURE: An outdoor light fixture designed so that the installed fixture emits no light above the horizontal plane. Full cutoff light fixtures must be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is full cutoff. Full cutoff fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal and all light is directed downward.

INTERNALLY ILLUMINATED: As it relates to signs, any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.

LIGHT POLLUTION: Any adverse effect of manmade light. Often used to denote "sky glow" from cities or towns, but also includes glare, light trespass, visual clutter and other adverse affects of lighting.

LIGHT SOURCE: The part of a lighting fixture that produces light, e.g., the bulb.

LIGHT TRESPASS: Light falling where it is not wanted or needed. Spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

MANUFACTURER'S CATALOG CUTS: A publication or other printed material of a lamp or lighting manufacturer offering visual and technical information about a lighting fixture or lamp.

OUTDOOR LIGHT FIXTURE: An outdoor electrically powered illuminating lamp or similar device used for lighting structures, parking lots, pathways, service canopies, recreational areas, signs or other similar outdoor lighting uses.

RECREATIONAL LIGHTING: Lighting used to illuminate sports fields, ball courts, playgrounds or similar outdoor recreational facilities.

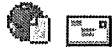
SECURITY LIGHTS: Lighting designed to illuminate a property or grounds for the purpose of visual security.

SPOTLIGHT: A fixture or lamp designed to light a small area very brightly. See definition of Floodlight.

TOWER: Any monopole, antenna or the like that exceeds eighteen feet (18') in height.

UNSHIELDED FIXTURE: A fixture that allows light to be emitted above the horizontal either directly from the lamp or indirectly from the fixture or reflector. Any fixture not full cutoff. (Ord., 3-10-2016; amd. 2016 Code)

9-4-3: SCOPE AND APPLICABILITY:



A. Compliance: All exterior outdoor lighting installed after the effective date hereof in all zones in the town shall conform to the requirements established by this chapter. This chapter does not apply to indoor lighting. However, light trespass from interior lighting that negatively impacts adjacent properties is also prohibited.

B. Nonconforming Uses: All existing outdoor lighting that does not meet the requirements of this chapter and is not exempted by this chapter shall be considered a nonconforming use. The town will encourage property owners to voluntarily bring nonconforming exterior lighting into compliance with this chapter. Where appropriate, the town may also provide assistance and expertise to homeowners in bringing their exterior lighting fixtures into compliance with this chapter.

C. Modifications; Compliance Through Building Permit Process: The town may require exterior lighting fixtures to be brought into compliance, through the building permit process, if substantial modifications are made to the exterior of the building or if the footprint of the structure is enlarged.

D. Change Of Ownership: Properties that change ownership, whether residential or commercial, must bring exterior lighting into compliance with this chapter.

E. Conflicts: Should this chapter be found to be in conflict with other ordinances of the town, the more restrictive shall apply. (Ord., 3-10-2016)

9-4-4: APPLICATION AND REVIEW PROCEDURE:



A. Lighting Plans Required: All sign permit applications, building permit applications and design development review applications shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources will comply with this chapter and shall include the following:

1. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.
2. Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage and shielding mechanisms for the planning commission to be able to determine compliance with the provisions of this chapter.
3. A table showing the total amount of proposed exterior lights, by fixture type, wattage, lumens and lamp type.

B. Approval Procedure:

1. The lighting plan for all new development shall be submitted for approval concurrent with the associated application process. (Ord., 3-10-2016)
2. A certificate of occupancy shall not be issued until such time as the property is subject to a postinstallation nighttime inspection by the building inspector. (Ord., 3-10-2016; amd. 2016 Code)

9-4-5: FULL CUTOFF FIXTURE REQUIREMENTS:



A. Required: Unless specifically exempted by this chapter, all outdoor lighting shall use full cutoff fixtures that are designed and constructed so that no light is emitted from the top or sides of the fixture. Lighting must be placed at a location, angle or height to prevent direct illumination outside the property boundaries where the light fixtures are located.

B. Characteristics: In order to qualify as a "full cutoff" fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as full cutoff. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover or other similar cover does not qualify as full cutoff. (Ord., 3-10-2016)

C. Restrictions On Total Amount Of Unshielded Lighting: Outdoor lighting that is not subject to the shielding requirement in subsection 9-4-6C of this chapter shall not exceed five thousand (5000) lumens per net acre for commercial properties, and one thousand (1000) lumens per net acre for residential properties. (2016 Code)

D. Exemptions To Full Cutoff Fixture Requirements:

1. Fixtures having a total light output less than one thousand (1000) lumens (approximately equal to a 60 watt incandescent bulb or a 15 watt compact fluorescent) are exempted from the full cutoff requirement provided:

- a. The fixture has a top that is completely opaque such that no light is directed upward.
- b. The fixture has sides that completely cover the light source and are made of opaque or semiopaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light. Semiopaque material, such as dark tinted glass or translucent plastic, may be used if the light source is not discernable behind the material. Completely transparent materials, such as clear glass, are not allowed.
- c. The light source (light bulb or filament) must not be visible from any point outside the property on which the fixture is located.

2. Spotlights controlled by motion sensors having a light output less than one thousand (1000) lumens per lamp (allowing a maximum of a 60 watt incandescent or a 15 watt compact fluorescent bulb) are exempt from the full cutoff requirement, provided:

- a. The fixture is a spotlight or other type of directed light that shall be directed at a forty five degree (45°) angle or less, where the zero angle is pointing straight down.
- b. The fixture must not be placed in such a manner that results in illumination being directed outside the property boundaries where the light fixtures are located.
- c. The fixture must be hooded or shielded to the extent necessary to prevent glare on adjacent properties or roadways.

3. Pathway lights less than eighteen inches (18") in height are exempted from the full cutoff fixture requirement, if the total light output from each pathway light is less than three hundred (300) lumens and the lights have opaque caps that direct light downward.

4. Architectural lights, water feature illumination and sign illumination are all exempted from the full cutoff fixture requirement, provided such illumination meets all other applicable standards of this chapter. (Ord., 3-10-2016; amd. 2016 Code)

9-4-6: CONDITIONS AND STANDARDS 9 4-GENERALLY:



A. Minimum Necessary: Outdoor lighting should be the minimum necessary to provide for safety and functionality. The lowest wattage light source necessary for a lighting application should be used. (Ord., 3-10-2016)

B. Maximum Color Temperature Of All Lighting Fixtures: The correlated color temperature of any outdoor lighting fixture shall not exceed three thousand degrees kelvin (3000°K).

C. Maximum Lighting Allowed: The total amount of outdoor lighting, whether shielded or unshielded, shall not exceed twenty five thousand (25 000) lumens per net acre for commercial properties and five thousand (5000) lumens per acre for residential properties. (2016 Code)

D. Allowable Applications: Outdoor lighting shall only be allowed in the following applications:

1. To illuminate the entrances to buildings (including garage entrances).
2. To illuminate pathways and walkways.
3. To illuminate parking areas and parking area access lanes.
4. To illuminate outdoor gathering areas, such as patios, pool and hot tub areas, outdoor dining areas and recreation areas.
5. For security purposes, provided all the following conditions are met:
 - a. The lighting is activated by motion sensors and shuts off fifteen (15) minutes after each disturbance or when the activity involved is completed.
 - b. The lighting is placed and directed such that no direct illumination falls outside the property boundaries where the security lighting is placed.
6. To illuminate signage.
7. For architectural lighting, provided all of the following conditions are met:
 - a. The property where the architectural lighting is placed is on a property designated as commercial by the town.
 - b. The architectural lighting is compatible with the purposes of this chapter as determined by the planning commission.
 - c. All architectural lighting is mounted on and directed onto the front of a commercial building facing the street.
 - d. The architectural lighting is sufficiently shielded such that the light source is not visible beyond the property boundaries.
 - e. The architectural lighting is directed such that all light falls on the front of the building, and not on the adjacent ground or into the night sky.
 - f. The architectural lighting uses low wattage light sources.
 - g. The architectural lighting is not used to illuminate landscape, statues or other similar features.
8. To illuminate outdoor water features, provided all of the following conditions are met:
 - a. The lighting is angled below the horizontal plane.
 - b. The lighting is placed underneath or behind the water such that the water diffuses the light from all points where the light is visible.
 - c. Each light source has a total light output of one thousand (1000) lumens or less and the total lighting is not greater than necessary to achieve the desired artistic effect.

E. Light Curfews:

1. Commercial establishments shall turn off all outdoor lighting, except that listed below, by one hour after closing. (For the purposes of this section, motels and hotels are considered open around the clock when they are open for the season.)

a. Lighting to illuminate the entrance to the commercial establishment.

b. Parking lot and pathway lighting required for the safety of guests.

2. Recreational lighting (residential and commercial) shall be turned off by ten o'clock (10:00) P.M., except to conclude a community approved sporting event that is underway. (Ord., 3-10-2016; amd. 2016 Code)

9-4-7: SPECIALIZED OUTDOOR LIGHTING:



A. Gas Station Canopies: Gas station canopies may be illuminated, provided all light fixtures are mounted on the undersurface of the canopy, all light fixtures are full cutoff and diffusers are not visible from locations off the property. Except for directed beam lighting, merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture. Directed beam lighting mounted under the canopy is allowed, provided the light source cannot be seen from outside the property boundaries.

B. Roadway/Streetlights: Streetlights are allowable as recommended by the town engineer or town council. All streetlights shall utilize lamp types that are energy efficient and minimize sky glow and other negative impacts of artificial lighting.

C. Parking Lots:

1. Spot or flood lighting of parking lots from a building or other structure is prohibited.

2. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed fourteen feet (14'). All post mounted parking lot lights shall be set back from property lines a distance that is determined appropriate by the planning commission.

3. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed six feet (6').

4. All parking lot lighting shall use full cutoff fixtures.

D. Recreational Lighting:

1. The planning commission shall review all requests for new recreational lighting fixtures for fields or courts. The planning commission shall approve such requests only after finding:

a. The recreational lighting has provisions for minimizing glare, spill light and uplight by the use of louvers, hoods or shielding.

b. The recreational lighting does not exceed illumination levels for class IV sports lighting set by the Illuminating Engineering Society Of North America.

c. The recreational lighting will only illuminate the field or court area and shall be shielded to prevent illumination falling outside of those areas.

d. The light source for the recreational light will not be visible from adjacent properties.

2. Pole mounted recreational lighting shall be limited to eighteen feet (18') in height. Pole mounted recreational lighting must be set back an appropriate distance from neighboring properties as determined in consultation with the planning commission.

3. The lighting for nonfield and noncourt areas shall conform to all provisions of this chapter.

E. Amphitheater Lighting: Outdoor amphitheaters may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards apply to all amphitheater lighting:

1. Lighting used to illuminate the performance area must be either directed spotlighting or full cutoff lighting. If directed spotlighting, the light source must be located and designed such that it is not visible beyond the property boundaries.

2. Lighting used to illuminate the performance area may only be turned on during performances or rehearsals.

3. Lighting used to illuminate the seating areas, pathways and other areas of the amphitheater must meet all standards of this chapter.

F. Signs: Signs may be unlighted, lighted externally, lighted internally or backlit. All sign lighting must be designed, directed and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting. (Note: For additional information on sign lighting standards, please refer to the town sign ordinance, chapter 3 of this title.)

1. Standards For Externally Illuminated Signs:

a. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.

b. Lighting for externally illuminated signs must be mounted at the top of the sign (or within 2 feet of the top of a building mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.

2. Standards For Internally Illuminated Signs - Lighting Is Visible On Both Sides Of Sign:

a. Only sign copy areas and logos may be illuminated on an internally illuminated sign.

b. Internally illuminated signs shall use semiopaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Noncopy portions of the sign (e.g., background and graphics) shall be made of completely opaque material.

3. Standards For Backlit Signs - Only One Side Of Sign Is Lit:

- a. Backlit signs shall be designed such that the light source is not visible.
- b. Backlit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the backlighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around sign copy are allowed.
- c. Backlit signs shall use low wattage light sources.

4. Illuminated Window Signage: Illuminated window signs positioned to be primarily visible outside the business structure are allowed only if there are no more than two (2) signs per business space and each sign measures less than three and one-half ($3\frac{1}{2}$) square feet in area. Such signs must not be illuminated when the business is closed. (Ord., 3-10-2016)

9-4-8: HILLSIDES, RIDGELINES AND SPECIAL CASES:



In certain cases (such as, but not limited to, properties on or near ridgelines or hillsides), additional shielding may be required to mitigate glare or light trespass. The need for additional shielding will be considered as part of the review process performed by the planning commission prior to approval of any business or residence. (Ord., 3-10-2016)

9-4-9: TOWERS:



A. All monopole, antenna, tower or support facility lighting not required by the federal aviation administration (FAA) or the federal communications commission (FCC) is prohibited.

B. When lighting is required by the FAA or the FCC, such lighting shall not exceed the minimum requirements of those agencies. Collision markers should have a dual mode for day and night to minimize impact to the night sky and migrating birds.

C. All other lighting used on the property not regulated by the FAA or FCC shall conform to this chapter. (Ord., 3-10-2016)

9-4-10: EXEMPTIONS:



The following shall be exempt from the requirements of this chapter:

A. Holiday lighting from November 15 to January 15 as long as it does not create a hazard or nuisance to surrounding businesses or residences.

B. Traffic control signals and devices.

C. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.

D. The lighting of federal or state flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this chapter.

E. Low voltage LED lights and solar lights used to illuminate pathways in residential areas, provided the lights are installed no more than eighteen inches (18") above the adjacent ground level and have caps that direct the light downward.

F. The planning commission, as part of its review as outlined in this chapter, may approve lighting that does not conform to these standards if need is established. An applicant requesting such lighting is required to provide proof of requirements of property insurance or findings of competent research demonstrating the need for the requested lighting. The planning commission may attach other conditions to the approval of such lighting that will make the lighting comply with the spirit of this chapter. (Ord., 3-10-2016)

9-4-11: PROHIBITED LIGHTING:



The following are prohibited:

A. Uplighting to illuminate buildings and other structures, or vegetation, except as allowed by other provisions in this chapter.

B. Flashing, blinking, intermittent or other lights that move or give the impression of movement, not including holiday lighting between November 15 and January 15.

C. Floodlights or spotlights affixed to buildings for the purpose of lighting parking lots or sales display lot areas.

D. Searchlights, laser source lights or any similar high intensity light.

E. Except when used in window signage pursuant to subsection 9-4-7F4 of this chapter, neon or luminous tube lighting, either when outdoor mounted or indoor mounted if visible beyond the property boundaries. (Ord., 3-10-2016)

9-4-12: VIOLATIONS:



The following constitute violations of this chapter:

A. The installation, maintenance or operation of any lighting fixture not in compliance with the provisions of this chapter if such fixture is installed subsequent to the date when this chapter is formally adopted.

B. The alteration of outdoor lighting fixtures after a certificate of occupancy has been issued without the review and approval of the planning commission when such alteration does not conform to the provisions of this chapter.

C. Failure to shield, correct or remove lighting that is installed, operated, maintained or altered in violation of this chapter. (Ord., 3-10-2016)

**HUNTSVILLE TOWN
ORDINANCE 2021-2-25-XX-XX**

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED LAND USE IN RESIDENTIAL (R-1) ZONE.

RECITALS

- A. WHEREAS**, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. WHEREAS**, Title 15.6.2 currently does not clearly define limitations associated with multiple-family occupations of single-family dwellings and stand-alone recreation facilities in Residential Zone R-1.
- D. WHEREAS**, the proposed change to the ordinance specifies the extent that multiple families or unrelated groups may occupy a single-family dwelling and places limitations on recreation facilities.
- E. WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on 28th day of January, 2021<DATE> to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on 25th day of February, 2021<DATE>.
- F. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on the 18th day of March<DATE> and desires to act on this Ordinance;

ORDINANCE

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

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The Huntsville Municipal Code is hereby amended to read as follows:

15.6.2 Use Regulations

Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1.

In Residential Zone R-1, the following uses are subject to the respective conditions:

A. Single-family dwellings.

- 1. Only one single-family dwelling is allowed on an approved R-1 building lot.

2. No single-family dwelling, or portion thereof, shall be rented for a term less than 30 days.
3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.
4. No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period.

- B. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.
- C. A Residential Zone Bed and Breakfast subject to the following standards:
1. Two parking spaces shall be provided for the family plus one space for each guest room. No parking may be located on the public thoroughfare;
 2. Proprietor or owner must occupy the property;
 3. Meals may only be served to overnight guests;
 4. Not more than three (3) guests sleeping rooms per dwelling;
 5. Allowed only in existing dwellings with no exterior additions nor change in residential character;
 6. Business license must be obtained;
- D. Signage as regulated under Title 15.21.
- E. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing dwelling is used as a temporary dwelling during construction of a new dwelling, upon issuance of the occupation permit for the new dwelling, the old dwelling must be removed within thirty (30) days.
- F. Home occupations as regulated under Title 15.18.
- G. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.
- H. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) dwelling, except as outlined in E. above.
- I. Recreation facilities are only permitted on parcels with an existing single-family dwelling. The footprint of the recreation facility shall be included in the calculation of the total permitted coverage associated with the dwelling and other accessory structures as defined in Title 15.6.10.B.

VOTES:	AYES	NAYS	EXCUSED	RECUSED
Mayor Truett				
CM Max Ferre'				
CM Blake Bingham				
CM Wendy McKay				
CM Richard Sorenson				

PASSED AND ADOPTED by the Town Council on this 18th day of March, 2021~~this <DATE>~~.

JIM TRUETT, Mayor

ATTEST:

BECKKI ENDICOTT, Recorder

RECORDED this 18th day of March, 2021~~<Month/Day/Year>~~

**HUNTSVILLE TOWN
ORDINANCE 2021-2-25**

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING TITLE 15.6.2 USE REGULATIONS FURTHER DEFINING AUTHORIZED LAND USE IN RESIDENTIAL (R-1) ZONE.

RECITALS

- A. WHEREAS**, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;
- B. WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;
- C. WHEREAS**, Title 15.6.2 currently does not clearly define limitations associated with multiple-family occupations of single-family dwellings and stand-alone recreation facilities in Residential Zone R-1.
- D. WHEREAS**, the proposed change to the ordinance specifies the extent that multiple families or unrelated groups may occupy a single-family dwelling and places limitations on recreation facilities.
- E. WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on January 28, 2021 to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to ADOPT THIS Ordinance on February 25, 2021.
- F. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on March 18th, 2021 and tabled any action on this Ordinance;
- G. WHEREAS**, the Town Council desired the Planning Commission to recommend any additional changes to this ordinance and the Planning Commission moved to recommend all of the edits in the Ordinance 2021-2-25 in its regular meeting on June 24th, 2021;
- H. WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on July 15th, 2021 and desires to act on this Ordinance;

ORDINANCE

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

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The Huntsville Municipal Code is hereby amended to read as follows:

15.6.2 Use Regulations

Refer to Appendix One, Table 15.1 (Acceptable Uses by Zone) for all permitted uses in Residential Zone R-1.

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 - 3. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.
 - 4. No single-family dwelling shall be occupied by more than four families, or combination of unrelated groups, within a 12-month period.
- B. Agriculture; nurseries and greenhouse, provided sale of goods is limited to materials produced on the premises and there is no retail shop operated in connection therewith.
- C. A Residential Zone Bed and Breakfast subject to the following standards:
 - 1. Two parking spaces shall be provided for the family plus one space for each guest room. No parking may be located on the public thoroughfare;
 - 2. Proprietor or owner must occupy the property;
 - 3. Meals may only be served to overnight guests;
 - 4. Not more than three (3) guests sleeping rooms per dwelling;
 - 5. Allowed only in existing dwellings with no exterior additions nor change in residential character;
 - 6. Business license must be obtained;
- D. Signage as regulated under Title 15.21.
- E. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If an existing dwelling is used as a temporary dwelling during construction of a new dwelling, upon issuance of the occupation permit for the new dwelling, the old dwelling must be removed within thirty (30) days.
- F. Home occupations as regulated under Title 15.18.
- G. Accessory Structures or Buildings. No accessory structure or building, or portion thereof, shall be rented as a dwelling unit—including in-kind considerations.
- H. No mobile homes or recreational vehicles may be placed on a lot for use as a permanent or temporary (greater than 30 days) dwelling, except as outlined in E. above.

Beckki Endicott

From: TINA SMITH [REDACTED]
Sent: Monday, June 21, 2021 10:13 AM
To: Beckki Endicott
Subject: Request for Time on Huntsville City Council Agenda

Hi, Becky:

Thank you for helping me with my request!

President Jim Taggart and Development Director Brynn Murdock would like to make a brief presentation at the September 2, 2021, Huntsville City Council meeting as part of Ogden-Weber Technical College's 50th Anniversary. They may bring Joshua Gardner, our "Student of the Year," depending on his availability.

As part of the presentation, President Taggart and Ms. Murdock will announce the "50th Anniversary Community Scholarship" which is an opportunity for the college to thank its community and municipal partners for their support since the college opened in 1971.

In honor of our 50 years, we want to reinvest in a community member from each municipality by providing a half-year scholarship (\$1,000 value).

We are asking the City Council to identify a hardworking, valuable resident to receive the scholarship. The scholarship will give them the opportunity to upskill and retool by receiving a certificate from one of our 32 employment categories in five areas: Health, Construction, Manufacturing, Services, and Business and Computer Technology.

We're looking at two options:

1. The college can make a presentation about the scholarship at the meeting, provide the City Council with the materials, and the City Council can award the scholarship at another time. The City Council can develop its own selection process. Our only qualifications are that the resident must be over the age of 18 and currently enrolled at OTech or would like to further their education at OTech.
2. The City Council can identify a recipient before the meeting, and we can recognize the awardee at the meeting.

Please let us know which approach you would like to use.

If you have any questions, please feel free to reach out to me.

I look forward to hearing from you.

Regards,
Tina

Tina Smith | Executive Assistant
801.627.8304 | tina.smith@otech.edu

Letter to Town
Council
Valley Wide
[~~App~~ List of
criteria]



OGDEN-WEBER TECHNICAL COLLEGE
CELEBRATING 50 YEARS 1971 - 2021