

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Wednesday, September 1st, 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 |
| Max Ferre' | Council Member | Present |
| Wendy McKay | Council Member | Zoom |
| Beckki Endicott | Recorder | Present |
| William Morris | Legal Counsel | Excused |
| | | |

Citizens: Doug Allen, Kevin Anderson, Lisa Farr, Suzanne Ferre', Bill White, Sherry Crandall, Lt. Ryan, Steven Andersen

Citizens on Zoom: Artie Powell, 801-554-5039, Moses Amman

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. There were no comments.

5-Sheriff's Report: This Friday the Sheriff's department is starting their proactive police department. Their goal is to use data to narrow down the problem areas for drugs and crimes.

Lt. Ryan met with the Weber County Commissioners and the department has been approved to purchase 10 FLOCK cameras for Weber Canyon. A camera will be placed at the opening to the canyon and high trafficked areas. FLOCK cameras will be able to record and track license plates. Lt. Ryan stated that 70% of crimes are done with a vehicle, so they are looking forward to getting real time alerts to catch these crimes.

Events coming up are the Huntsville Marathon and Xterra.

6-Appointment to fill vacant seat of Blake Bingham on the Huntsville Town Council. (See Attachment #1) Mayor Truett recounted that Blake Bingham had been called to active duty and he felt it best to resign from the Town Council because he would be gone for a long time. Mayor Truett explained that the opening on the Town Council was publicly posted, and they received a letter of interest from Kevin Anderson, resident of Huntsville Town.

Mayor Truett expressed how excited he was to have Kevin Anderson apply for service on the Town Council. Kevin's background in land use law and long-term interest in Huntsville will be a good asset to the Town. He invited Kevin to introduce himself.

Kevin Anderson introduced himself. He and his wife, Julie met as college students in Huntsville. Julie is from South Ogden. They enjoyed tandem water skiing then and have a tradition of tandem water skiing on Pineview every year. The Anderson's have four grown children who also love to Huntsville. Kevin stated that Huntsville Town is a part of his family's history and he would love to see it preserved for future generations. He is at the stage in his career where he is choosing to take fewer cases and spend more time with his family. He would love to be involved in helping this community.

Mayor Truett motioned to appoint Kevin Anderson to the Town Council filling the position left by former Council Member Blake Bingham. This will be a two-year commitment. TCM Max Ferre' seconded the motion. All votes Aye. Motion passes.

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

Beckki administered the Oath of Office to Kevin Anderson.

7-Discussion and/or action on approval of the minutes for TC Meeting July 15, 2021. (See Attachment #2) **TCM Wendy McKay motioned to approve the minutes for the TC Meeting July 15, 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 August 5, 2021. (See Attachment #3) **TCM Max Ferre' motioned to approve the minutes for TC Meeting August 5, 2021.** TCM Wendy McKay seconded the motion. All votes Aye. Motion passes.

9-Discussion and/or action on subdivision approval for Lisa Farr, parcel #240160010, 100 South 7100 East. (See Attachment #4) Mayor Truett invited Lisa Farr to come forward introduce herself and describe her request for subdivision. Lisa stated she lives in Salt Lake City and is excited to build a home here on a lot that belonged to her grandfather. The lot has enough acreage for two homes. One home would be situated with frontage on 100 South with the ally on the west. The second lot would have frontage on 7100 East. The homes, along with the Carl and Deanne Smith home, which is South and West of their lots, would share a common garden on a small non-conforming lot without frontage. The subdivision proposal would divide the parcel into two lots and was reviewed and recommended for approval by the Planning Commission. Both parcels would have .75 acres and 130 feet of frontage.

Mayor Truett motioned to approve the subdivision application for Lisa Farr, parcel #2401660010 at 100 South and 7100 East. TCM Wendy McKay seconded the motion. All Votes Aye. Roll Call Vote. Votes are reflected below. Motion passes.

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

10-Discussion and/or action on subdivision approval for Larel Parkinson, parcel #201650002, 325 North 6500 East. (See Attachment #5) Larel Parkinson owns a 3-acre lot in the Parkinson subdivision. Larel is subdividing a .75 acre parcel off the larger 3 acre lot. This would create two parcels one being .75 acres to the north part of the lot and the larger portion being on the south. TCM Richard Sorensen motioned to approve the subdivision application for Larel Parkinson, parcel #201650002, 325 North 6500 East. TCM Kevin Anderson seconded the motion. All votes Aye. Roll Call Vote. Votes are reflected below. Motion Passes.

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

11-Discussion and/or action on business license for Creed Hadfield, Pillar & Pine Builders, LLC. (See Attachment #6) Creed Hadfield is living at the Sonya Hartman home on 200 South. He is a builder that is starting his own business. He has met the state licensing requirements. TCM Max Ferre' motioned to approve the business license for Creed Hadfield, Pillar & Pine Builders, LLC. TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes.

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

12-Discussion and/or action on business license approval for Diya Amar, Rocky Mountain Aluminum Art, LLC. (See Attachment #7) Moses Ammar has requested a business license to sell large, metal statues on the property of the American Legion. Moses joined the Town Council Meeting by Zoom. He stated that he has been able to sell in the Valley for several years now. His previous location was in Eden by Valley Market. He would like to seek a temporary license for September 16 – 30th at the American Legion location in Huntsville Town. Moses stated that the American Legion gave him permission to sell on the property. Beckki stated that we don't have any mechanism in the code for this kind of temporary business. She is bringing it to the TC for

approval and advise on the fee. Rocky Mountain Aluminum Art is also insured in a 1-million dollar policy. He would provide the certificate of insurance to Huntsville Town.

TCM Wendy McKay stated she would like to see some conditions set on the temporary license. One thing she is concerned about with a temporary license is the clean-up or the area after they are done. Moses stated they have been in business for 16 years and selling in the Valley for 4 years. **TCM Richard Sorensen motioned to approve the temporary business license for Rocky Mountain Aluminum Art, LLC to sell statues on the American Legion location from September 16-30 with a \$25 fee.** TCM Ferre' seconded the motion. All votes Aye. Motion passes.

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

13-Discussion and/or action on business license approval for Steven Andersen, Dreamcycle. (See Attachment #8) Beckki introduced Steven Andersen, the owner of Dreamcycle. He is a street vendor for popsicles and popcorn. He is assigned a spot in Ogden, Utah and has been licensed and insured. Steven Andersen feels that his business is a good fit for the Town of Huntsville. He would like to request a license and location with good foot traffic. Beckki stated there isn't a mechanism in the code for a business like this. Steven stated the product is individually wrapped. He is not required to have a Weber-Morgan Health permit.

TCM Richard Sorensen was concerned about issuing a license that would be seasonal since most of the events of the season are finished. He stated it would be good to consider such a business prior to the next Spring/Summer season.

TCM Wendy McKay stated that event licenses for food are \$100. The Huntsville Marathon charges \$60 if they issue licenses. TCM McKay stated this sounds like a food truck business. Mayor Truett thinks this business would be a good fit, but would like Steven to apply for next year.

14-Council Member Update, TCM Max Ferre': There have been a lot of resurfacing in Town. It is looking very good. TCM Ferre' reported he met with Gary Probasco and Kay Larrison regarding replacing an old water line from the Pineview Point Subdivision to the Cemetery Gate. The water line is about 80 years old and breaks all the time. It has cost the Town about \$10,000 in repairs. There are no fire hydrants in the area and the updated code requires them. TCM Ferre' reported that Kay is working on a grant request for the water line replacement.

TCM Ferre' stated he learned from his meeting that the Town really needs a masterplan for the Town. He recommended that we look toward that project.

TCM Ferre' reminded the residents about the WEber Remembers event at the Fairgrounds. It is the Major Brent Taylor Foundation sponsoring a memorial event for 911. The event will be open to all and will be a great event for Weber County in memory of 911.

15-Mayor Truett Update: Mayor Truett stated that Kay is applying for State funds through the American Recovery Act of (ARPA)

Mayor Truett also reported that he has called Gage Froerer and has requested that the money donated to Weber County for a bathroom on Cemetery Point earlier this year, be put towards the project and provide a restroom within the Huntsville Cemetery Limits.

All West is going to be starting to install their Fiber Cable. Freedom Broadband is installing their cable overhead.

There is an algae bloom in Pineview. Mayor Truett called to confirm this with Summer Day. He asked Summer Day about septic systems that reduce nitrates. She stated that the systems are more expensive but they do reduce nitrates. Mayor Truett would like to set up meetings with the County to discuss whether they can require newer systems to reduce the nitrates.

16-TCM Wendy McKay: The Town is having CERT training the end of this month. They are looking for two additional block captains for the CERT team. The CERT training is being offered to Town residents. The supplies for the CERT trailer and boxes are being updated. Bruce and Gail Ahlstrom are doing great in charge of this program.

CDBG is really getting ready to disperse the funds. The property needs to sell in the next couple of months. TCM Wendy McKay reported that she is getting bids ready for the engineering and drawings of the new Community Center. TCM McKay asked the TC what they think of the updated designs. TCM Sorensen likes the design. Mayor Truett requested that Huntsville try to get a bid from the Hyde's architect. He would love to see something that would blend in with the Hyde's.

17-Update from TCM Richard Sorensen: He has put out an RFP on the 7400 East 200 South intersection project. He is waiting for the bids to come in. **(See Attachment #9)** TCM Richard Sorensen went on a tour of the Weber-Morgan Conservancy District. He found the tour and presentation very informative. He learned the projected growth to be doubled in the state. They are trying to reduce water usage by 30%. The conservancy is working toward rolling out programs that would incentivize water conservancy.

18-Public Comments: There were none.

19-Approval of the Bills, July 2021: **TCM Ferre' motioned to approve the bills for July 2021.** TCM Kevin Anderson seconded the motion. All votes Aye. Motion passes.

| VOTES | AYE | NAY | RECUSED | EXCUSED |
|----------------|-----|-----|---------|---------|
| Mayor Truett | X | | | |
| CM Wendy McKay | X | | | |

| | | | | |
|---------------------|---|--|--|--|
| CM Max Ferre' | X | | | |
| CM Richard Sorensen | X | | | |
| CM Kevin Anderson | X | | | |

20-Adjournment of the Meeting: **Mayor Truett motioned to adjourn the regular meeting and open a closed-door session.** TCM Wendy McKay seconded the motion. All votes Aye. Meeting is adjourned.

Meeting is adjourned at 8:41 p.m.


Beckki Endicott, Town Clerk

KEVIN E. ANDERSON

[REDACTED]

August 26, 2021

Mayor James A. Truett, and
Members of the Huntsville Town Council
PO Box 267
Huntsville Town, UT 84317
[REDACTED]

RE: Application to Fill Vacancy in the Huntsville Town Council

Dear Mayor Truett and Members of the Huntsville Town Council,

I submit this letter of interest in appointment to the vacancy on the Town Council. I am a full-time resident of Huntsville Town, residing [REDACTED] My wife Julie and I built our home just west of Gary Probasco and have been full time residents since completing it. But we owned our property in Huntsville for over 25 years before building and have been actively involved in town events and activities throughout the years. For example, I assisted Mayor McKay, Dale Grant, and others, establish the Huntsville Nature Park to prevent its use as a federal forest service helicopter base.

We have four children, who are all married, but who visit frequently. My brother and his wife, Scott and Jesselie Anderson, are part time residents of Huntsville, as well. We love Huntsville, and want to invest our time, talent, and energy in assisting and preserving this extraordinary place.

I am a land use attorney by profession, involved in the land entitlement and development process. I have represented both cities and towns and property owners and developers on these issues. For example, I have represented Salt Lake City, West Jordan City and Trenton Town, among others, in defending and applying their land use ordinances; counseling planning commissions and city/town councils; and advising city and town leaders. Consequently, I have a strong understanding of the importance of municipal ordinances and the working and application of those ordinances. I am also well acquainted with the process of applications, hearings and appeals, and municipal policy issues.

In order to enjoy life to the fullest in this beautiful community I am reducing my legal practice. Consequently, I have the time and ability to make a significant contribution to the Town through service on the Town Council.

My community involvement has included service on non-profit boards and organizations, including as a founding member of the Children's Museum of Utah, the Utah State Appraiser Regulatory Board, and the Board of Directors of a national professional organization. I am also a former Stake President and Bishop in the Church of Jesus Christ of Latter-Day Saints and am grateful to be involved in the local Huntsville 1st Ward.

Please let me know if I can provide any additional information that may assist you in your evaluation or respond to any questions or inquiries you may have.

Sincerely,


Kevin E. Anderson

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING AND PUBLIC
HEARING ON ANNEXATION**

Thursday, August 5th, 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 |
| Max Ferre' | Council Member | Present |
| Wendy McKay | Council Member | Present |
| Beckki Endicott | Recorder | Present |
| William Morris | Legal Counsel | Excused |
| | | |

Citizens: Sheryl Vanderhott, Bart Braegger, Lonny Bailey, Leta Bailey, Doug Cardon, Tyke Richardson, Paul Sullivan, Rex Harris, Valin Miranker, Dan Miranker, Jim Poulter, Jackie Poulter, Sherry Crandall, Corbin McPhearson, Ronit Palayeko, Joe Hansler, Bill White, Jeff Larsen, Todd Meyers, Monte Stewart, Mark Evans, Susan Calton, Ron Gault, Tommy Christie, Doug Allen, Sandy Hunter, Artie Powell (Zoom), Tripa White (Zoom), Van King (Zoom), Jeff and Ester Hansen, Jim Fullmer, Marlin Jensen, Majkin Harris, Lt. Ryan

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

2-The Pledge of Allegiance was led by Bill White.

3-Opening Ceremony was led by TCM Wendy McKay.

4-Citizen Comments for concerns other than annexation. There were no comments.

5-Sheriff's Report: Lt. Ryan was not present during this time in the meeting.

6-Annexation ordinance 2021-8-5: Annexation of CW Lands, Weber Fire Station 65, and various parcels into Huntsville Town. (See Attachment #1)

Attorney Morris: Attorney Morris recalled the history of CW Lands petitioning the Town of Huntsville for annexation into Huntsville Town over the last couple months.

Colin Wright: Colin is with CW Lands and confirmed that they are petitioning the Town of Huntsville for annexation. He stated Huntsville Town has expressed a desire to control the development and work with CW Lands instead of turning their development over to Weber County. Colin stated they would like to develop upscale homes on this piece of property and work with Huntsville Town.

Mayor Truett motioned to close the regular meeting and open the public hearing on Ordinance 2021-8-5. TCM Wendy McKay seconded the motion. All votes Aye. Motion passes.

Bart Braegger: (See Attachment #2)

Ron Gault: Ron Gault wanted to ask a question about the conservation easement designation in the 4.5.3 section of the Annexation Agreement. He would like to know if the conservation easement is in association with the Homeowner's Association.

Ron would also like to ask about section 4.6 and the termination clause and schedule. If there is a detailed schedule, he would like to see it delineated. Ron wanted to know about the trails referred to in the agreement.

Ron's last question was about water. He would like to see an additional study on the lifecycle cost analysis and what kind of stress, additional housing would put on the culinary water system.

Bill White: Bill stated he would like to see the water rights and source capacity in the Annexation Agreement. He believes the code reflects the requirement to bring source capacity and water rights or provide a fee for water. In the agreement it states that the fees are \$20,000 for each connection. However, Bill would like to see an acknowledgement in the agreement that the fee for impact on the part of the homeowners is \$7500 for an in-town resident. There is also no mention of fire hydrant connections, which will be needed in the development.

Dan Miranker: Dan wanted to comment that the agreement speaks to the one time services, but wants to know what the ongoing expenses for the Town are going to be and how those expenses for services will be met. Dan thinks that there will be more requests to annex and this will form a precedent for additional parcels in unincorporated Huntsville. There is a complete lack of affordable housing in the annexation plan.

Jim Fullmer: Jim wanted to know if the Army Corps of Engineers has approved this development. He hears that there isn't a permit from the Army Corps of Engineers. Jim believes that the wetlands are being ruined. He suggested the Town purchase the property as a community and wetland park.

Jeff Larsen: Jeff stated he is part of the Planning Commission but tonight is speaking for himself. He believes the developer has done a good job of putting together a quality development. He has a few issues that he would like to bring to the Town Council's attention. The first are the criteria in the annexation policy plan. The plans states that an annexation not take place if it creates an "enclave." There are a lot of differences in this development that would be different than those properties in Town. There are 3 acre lots, gates, closed access, and an HOA. He would like the Town Council to think about how to reconcile those differences in the annexation plan.

Sandy Hunter: Sandy recognizes that the Annexation agreement is just about the annexation agreement, not a development agreement. She stated that Single Family dwelling units are important to the residents of Huntsville and the word "dwelling" in the agreement should be changed to "single family dwelling unit." Sandy emphasized that the development includes some flag lots. The requirement in Huntsville Town is 130 feet of frontage. She has looked at the

code and there isn't a prohibition against flag lots, but the Planning Commission doesn't like flag lots and still requires 130 feet of frontage.

Sandy is wondering if they can add the word "possible" in the agreement when associated with gates and make it part of the development discussion.

Rex Harris: (See Attachment #3) Rex had submitted questions on the annexation to the Town Council ahead of time. He has requested that they become a part of the public record. He is disappointed that the Town Council had the responses from CW Lands because it would be like overriding the comment period and having CW Lands debate his questions at this time. He explained the questions were for the Town Council discussion and not for the CW Lands.

He would like to call attention to the agreement that would supersede the Huntsville Town Code. He is concerned that Huntsville has never allowed an agreement to supersede the code except in a commercial zone. Rex Harris is concerned about Title 15.10 and no PRUD's. He has other zoning concerns.

Jeff Hansen: He is a new resident in Town. He is in support of the concept of annexation. He is also supportive of transparency and believes the developer has not followed requests for interaction and transparency when it comes to knowing what the impact will be to residents. He believes Rex's documents provides a lot of good information and is supportive of them being added to official records.

He is supportive of the concept of annexation because it adds to the tax base. It potentially adds control of the highway. He likes the idea of CCR's but not the gates. It does increase the value of the properties. Jeff would like to see a sensitive lands study.

Doug Allen: Doug Allen has concerns about the water for the area being annexed.

Chief Sullivan: Chief Sullivan is from Weber Fire District. He wanted to let the residents know that even though Fire Station 65 is petitioning to annex, it will not change the level of service for surrounding residents.

Sherry Crandall: Sherry is a realtor for the property and explained that there was a previous developer that was proposing higher density housing for this piece of land. She believes that the proposed development is good for this piece of property and supports the annexation. She believes that Huntsville having control of its own development is a good thing.

Mayor Truett motioned to close the public hearing and open the regular meeting. TCM Max Ferre' seconded the motion. All votes Aye. Motion passes.

Mayor Truett thanked everyone for their comments. Mayor Truett stated they are very aware of the negatives and positives of the project. He wants the residents to know their concerns do not fall on deaf ears. He would like to address some of the concerns at this time.

Water Contamination, septic tanks and 6 acre lots:

Attorney Morris stated 6 acre lots were great. The study was commissioned by Weber County but that is not what they are following. These recommendations don't have anything to do with the standards for Huntsville Town. The zoning of 3 acre lots are vested to the AV-3 zone. There is legal precedent for this.

Septic tanks are governed by the Weber Morgan Health Department per the State Code. TCM Wendy McKay stated that it is nice to know that there are entities in place to take care of the septic and water standards because the Town Council is not the expert. The Army Corps of Engineers are not going to let any development go forward if the land is deemed undevelopable. TCM McKay also commented that several years ago the Ogden Valley did a study that deemed the unincorporated areas went from 1 acre lots to 3 acre lots.

TCM Wendy McKay also commented that Weber County officials have met with the Town leaders and others in the Valley. They made it very clear that they would like all the Valley to incorporate. They do not want to make the decisions and provide the services to these unincorporated areas. The Town Council is not here to discuss the development. She is in favor of having a say in what will happen across the road from us, which annexation will do. TCM McKay also stated there is precedence for annexation across the road with the American Legion and the Chevron.

TCM Richard Sorensen believes that this development will either happen in the Town with annexation or in the County without. He commented that additional density would be allowed in the County.

Bart Braegger commented additionally that the developer has the opportunity to make this development environmentally friendly by allowing 6 acre lots. He believes this will mitigate the impact to his 1860 water right and surface spring. TCM Sorensen commented that if the development was in the County, that they would have to dig wells, and this would impact his spring in a bigger way than hooking up to the Huntsville Town Water System. Bart Braegger agreed. But he stated that if Huntsville Town, then they have the responsibility to do what is right.

Mayor Truett stated that the Town Council has done a lot of research about the annexation and how it would impact surrounding residents and the Town. For the Mayor, the positives outweigh the negative. Mayor Truett invited Van King, the water engineer for the Wishing Well, to address the concerns about water. In light of the new development, Mayor Truett invited Van King to perform an additional and current study of the well. Mayor Truett invited Van King to share the most current results of his study.

Van King stated he became involved with water and Huntsville Town in 2016-2017. One way to manage concerns about water availability and quality is study the water and its flow. Van King stated he believes that Huntsville's water system is a robust system. He stated this is the result of good planning. In the past, Huntsville had relied on Bennett Springs for its water. There was not a redundant source at that time. Van King did a well sighting investigation at the time. The Town dug and constructed the Wishing Well. It is a 540 foot well. Van explained after the construction they studied the strength of the system and the flow of the water. They pumped the well at a rate

of 595 gallons per minute for 48 hours. This is just a snapshot of time, but it is an indicator of what it can do. Since that time, they have continued to test the well and it has met all the demands.

To put these rates into perspective, the current demands on the system average between 20-40 gallons per minute. It varies throughout the year. Some years also vary depending on drought, etc. All these studies suggest that the source capacity is 4-6 times the current size of the Town. Van King stated that good leadership and good planning has led to a good source for water. Even in these times of drought, the flowrate and pressures are the same as they were last year.

Doug Allen: Doug believed that the Wishing Well wasn't going to be the primary source of water for the Town. He asked if we were going back to the source of Bennett Springs and using the Wishing Well for the secondary source of water.

Bill White: Bill confirmed what Doug stated. He added that the Town can only draw from the Wishing Well in times of a shortage. The reason for the Wishing Well is redundancy. If the Spring dried up, then it would have the option of drawing from the Wishing Well. It provides a safety mechanism so that we always have a water source. In addition, the Town has the right to purchase additional source capacity from the Wishing Well to flow all the time. The Abby is letting the Town run off the Wishing Well currently in order to stress the well to its capacity and see if it affects the upper Spring. There hasn't been a device to measure the upper Spring. Huntsville Town is going to keep drawing for the Wishing Well for a couple of years to see if the Springs are affected.

Attorney Morris suggested they address Bill White's comments from the hearing. He wanted Bill to know that the \$20,000 impact fee will go toward stabilizing the water system. The in-Town impact fee will be charged to the residents as they develop the lots. Fire Hydrants will also be included in those impact fees. All those details should be in the Development Agreement.

Attorney Morris stated the Town has an agreement with the Abby for purchasing additional water shares for \$5,000 and then selling them at a fair market value. Currently that rate is between \$20,000 and \$40,000. The Town has been purchasing additional shares with the impact fees paid. They wanted to put the price of the water in the agreement to have the certainty in case the price changed.

Attorney Morris addressed the questions about the HOA and the conservation easement. Currently, it is written in 4.5.3 of the agreement that 25% of the Development is comprised of Wetlands and subject to a Conservation Easement/HOA/Huntsville Town. The Town didn't want to limit its control over dedicating it to any particular entity at this time. Attorney Morris will update the wording on the agreement to reflect "single family dwellings" and also add the wording for "possible" gates. He stated that Beckki had a better map and the trails that are referred to are on that map. The Town Council would like to see Ron Gault perform another cost analysis for the Town.

TCM Wendy McKay seconded the sentiment of the gates. She would like to avoid gates if possible. TCM Sorensen commented that the traffic may dictate the possibilities of gates.

Attorney Morris addressed the questions about services for the Town. The services include water, which has been discussed. The services include Weber County Sheriff's and calls for service will go up, but calls in the Valley are very low. The HOA is going to take care of the roads. The plan B for the HOA is a special service district.

Attorney Morris addressed the concerns for additional petitions of annexation. He stated there probably would be more requests for annexation. However, the annexation plan limits the areas that could potentially annex. Affordable housing throughout the State will be a big issue going forward. From a legal standpoint, municipalities with populations under 5,000 people do not have to comply with the State's requirements to provide affordable housing.

TCM McKay stated she would like to see this addressed in the future. She stated the population in the Valley is changing dramatically. We are getting to the point where our families can not come back and live in the Valley that they grew up in. This changing population changes the dynamics in the Valley and in Huntsville.

Colin Wright addressed the questions about applying to the Army Corps of Engineers. He stated they applied with the Corps over 150 days ago. They would like to work around the wetlands and not drain them. He also addressed the idea of gates. He would like to close the gates only during the necessary times and leave them open the rest of the time. Colin stated he did not like the idea of exclusion but does not see a way around the traffic problem in that area.

The 3 acres versus the 6 acres was another issue. TCM McKay stated that the application has already been made and the developer are allowed to develop at 3 acres. The advantage of the HOA is that the Town will save money on maintaining the road. The gates question has been addressed in the meeting. Flag lots will be addressed at the Planning Commission level.

Rex talked about the information that he disseminated in his comments. Attorney Morris stated that he would have usually had these questions addressed by the Planning Department and there wasn't a Planning Department. He thought the developer would be able to answer all of Rex's questions in a timely manner and so had them do that. The list was long, so they tried to do that ahead of the meeting. TCM McKay stated she only saw the list of questions yesterday and wouldn't have been able to answer them in time. Rex commented that the Town Council has had these questions since December 2020. Attorney Morris asked Beckki to make sure that Rex's questions are published for other residents to see and make them part of the official record.

TCM McKay addressed the concerns over transparency. She stated they have posted all the notices appropriately. Planning Commission Member Sandy Hunter stated the confusion about transparency is on the part of the developer. CW Lands said they submitted to the Army Corps of Engineers and then residents called the organization and they have not heard of the project. Colin stated that he would be happy to answer questions at any time. They have a 150 page report that they are willing to share with the TC regarding the wetlands. Sandy emphasized that this is an important issue to the TC and the PC in addition to Town residents. The residents would like to know about the concerns in the report.

Colin stated they did make a mistake with water management in trying to do ditch work. The ditches ended up being streams. They were given some bad advice. CW Lands have been working with the stream management in the State as well as the Army Corps of Engineers.

Jim Fullmer told the Town Council that they are just as responsible for the draining of wetlands. TCM McKay stated that this is not property in Huntsville Town. They would like to be able to work with the developers, but the annexation needs to be done for this to happen.

Mayor Truett shared the potential tax benefits for Huntsville Town with those present.

Mayor Truett motioned to approve Ordinance 2021-8-5: Annexation of CW Lands, Weber Fire Station 65, and various parcels into Huntsville Town. TCM Wendy McKay seconded the motion.

Mayor Truett motioned to amend the above motion to include the adding wording of "possible" to the term gates, adding the wording of "single family" to dwelling, and deletion of the termination clause. TCM Wendy McKay seconded the amended motion.

Roll Call Vote. TCM Max Ferre' stated he sees more positives than negatives. He votes Aye. TCM Wendy McKay – Aye. TCM Richard Sorensen states he believes this is a good thing for the Town, but he is voting with his constituency tonight – Nay. Mayor Truett – votes Aye. Three votes Aye, one vote Nay. Motion Passes.

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

The Town Council took a 5-minute recess.

Attorney Morris left the meeting at 8:50 p.m.

8-Discussion and/or action on municipal water connection for Mark Evans, 398 south 7600 East, parcel #240190032. (See Attachment #4) Mark Evans explained he had a "C" shaped, 5 acre lot. It has one connection on one end of the lot, but he would like another. **TCM Max Ferre' motioned to approve the water connection application for Mark Evans.** TCM Wendy McKay seconded the motion. All votes Aye. Motion passes.

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

9-Discussion and/or action on Ordinance 2021-6-24: Amending 15.7 to include the buildable lot status from a footnote to the code. (See Attachment #5)

Sandy Hunter explained that an important part of the code that deemed a lot complying was a footnote in the code. The Planning Commission wanted this to be codified or included in the actual code. The Planning Commission would like to add letter "C" to the code to include this footnote.

Rex Harris pointed out that the language would be noncomplying not nonconforming. Nonconforming would be Use. Sandy clarified that the PC is talking about lots that are less than .75 acres. Rex confirmed that this term should be noncomplying. Beckki stated the whole 15.17.14 needs to be changed to referred to noncomplying.

TCM Richard Sorensen motioned to approve Ordinance 2021-6-24: Amending 15.7 to include the buildable lot status from a footnote to the code as letter "C" and amending the word "nonconforming" to "noncomplying" when referred to "Use." TCM Wendy McKay seconded the motion. All votes Aye. Motioned passes. Roll Call Vote. Votes are reflected below.

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

10-Discussion and/or action on intersection construction of 7400 East and 200 South. TCM Richard Sorensen has been working on getting bids for a beautification project at this intersection. The stop sign is set back. Adding concrete boxes would move the stop sign out so that the traffic would see the stop sign and narrow the street in hopes to lower the speed on the street. TCM Sorensen stated the bids range from \$65,000 to \$120,000. Mayor Truett would like to get this project completed this year. He would like to see a 4 way stop. He will meet with Kay to see if there is a way to find the money and/or grant.

TCM Richard Sorensen motioned to table this item to the next agenda. TCM Max Ferre' seconded the motion. All votes Aye. Motion passes.

11-Public Comments:

Rex Harris wanted to comment that he doesn't have hard feelings against anyone personally. He believes that the Town Council has not followed the process that has been laid out. He said when he was the Land Use Coordinator, residents would come and he would advise them to follow the process, whether or not the home or subdivision complied with the process. Rex stated Huntsville Town should have provided CW Lands with the ordinances that had them work within the ordinances to draw out their development. Rex would have liked to have seen the developer design the development that meets our ordinances.

TCM Wendy McKay asked Rex if the Town Council could still do that with the Development Agreement. She doesn't believe that Huntsville Town has gone outside their ordinances.

Rex stated that it would not be possible to follow the ordinances now because with the Annexation Agreement the Town has created a new zone, AV3 with 3 acre lots. Huntsville Town is superseding what AV3 meant to Huntsville previously. He believes that Huntsville Town gave the control over to CW Lands. He wanted to express his friendship to the Town Council but still believes they made the wrong decision. He would like to see us follow the process.

Artie Powell: He wanted to echo what Rex has said. He believes that we don't have a good process in play and Huntsville is always playing catch up. Artie likes what Rex has to say when talking about presenting people with the ordinances and then having them comply. He states that we undermine our ordinances and our work when we just work around the ordinances. Artie states he is indifferent to the annexation.

TCM McKay stated she believes there is time to shape the development of the annexed lands with the development agreement.

Lt Ryan: Lt. Ryan stated Pineview is so low right now that they pulled out a car stolen in 2017.

The radar trailer was out at Doug Allen's house. The average compliance for cars that passed by was 9 out of 10. Only 4.8% of cars were over the speed limit for the week. TCM Wendy McKay stated that no one is speeding down the road. She doesn't believe this street to be a concern at all. The concern is on 100 South.

12-Adjournment of the Meeting: **Mayor Truett** motioned to adjourn the regular meeting and open a closed door session. TCM Wendy McKay seconded the motion. All votes Aye. Meeting is adjourned.

Meeting is adjourned at 9:30 p.m.

Beckki Endicott, Town Clerk

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

Sheriff's Department 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 Abby Farms. (See Attachment #4) TCM Blake Bingham reported that Bill White and Mark Wangsgard were unwilling to remove the fire hydrant 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, Mayor Truett proposed that Abby Farms give the Town additional connections for the two fire hydrant connections the Abby was asking for. TCM Bingham took this proposal to the Abby and they declined the Town Council's 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 Abby 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 "T" 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 "T" 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 to 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 #&) 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 scheduled 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 have 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. Becki 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. Becki 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.

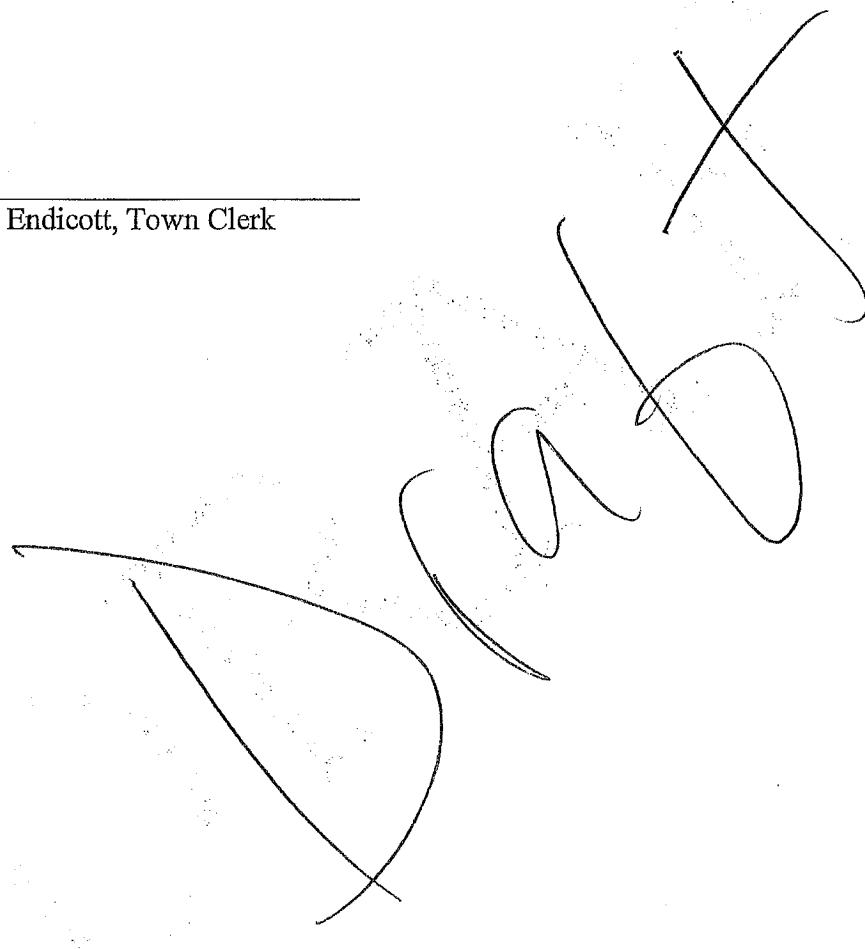
18-Approval of the Bills, May 2021: **TCM Max Ferre' motioned to approve the Bills for May 2021.** TCM Wendy McKay seconded the motion. All votes Aye. Motion Passes.

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

A large, stylized handwritten signature in black ink, likely belonging to Beckki Endicott, is written across the lower half of the page. The signature is fluid and cursive, with a large 'B' and 'E' being prominent.

Huntsville Town

Subdivision Application

Applicant Name: LISA FARR

Applicant Mailing Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Brief Description of Proposed Subdivision: WE WOULD LIKE TO SPLIT THIS PARCEL W/ A N/S SPLIT WITH A JOG, ACCORDING TO THE ATTACHED PLAN.Applicant Signature: [Signature]Date: 7/3/21

Parcel Owner's Permission for Subdivision Application

*The undersigned authorize this application for subdivision:*Parcel Number(s): 240160010Parcel(s) Owner Name: Frederick Lynn Farr

Parcel(s) Owner Mailing Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Parcel Owner Signature: Frederick Lynn FarrDate: 7/3/2021Title (Authorized Agent): Lorene Wade Farr Barlow trust beneficiary*The undersigned authorize this application for subdivision:*Parcel Number(s): 240160010Parcel(s) Owner Name: Deanne Farr Smith

Parcel(s) Owner Mailing Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Parcel Owner Signature: Deanne Farr Smith

Date: _____

Title (Authorized Agent): Lorene Wade Farr Barlow trust beneficiary

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 7/22/2021Fees Paid: 300.00CK 0601

Becki Endicott, Town Clerk

Huntsville Town Planning Commission – Subdivision Preliminary Plan

- ☒ Recommended for Approval ☐ Recommended for Conditional Approval
☐ Recommended for Rejection ☐ Deferred

Chair Signature: [Signature] Date: 6/22/2021

Notes/Conditions: Need to verify Culinary water line at
North end of lot.

Huntsville Town Council – Subdivision Preliminary Plan

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder Date: _____

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:

Beckki Endicott, Town Recorder Date: _____

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.

Huntsville Town

Subdivision Application

Applicant Name: Larel Parkinson
Applicant Mailing Address: [REDACTED]
Email: [REDACTED] Phone: [REDACTED]
Brief Description of Proposed Subdivision: Break a 3/4 acre lot off my current land

Applicant Signature: Larel Parkinson Date: 8/2/21

Parcel Owner's Permission for Subdivision Application

The undersigned authorize this application for subdivision:

Parcel Number(s): 201650002
Parcel(s) Owner Name: Larel Parkinson
Parcel(s) Owner Mailing Address: See above
Email: [REDACTED] Phone: [REDACTED]
Parcel Owner Signature: Larel Parkinson Date: 8/2/21
Title (Authorized Agent): _____

The undersigned authorize this application for subdivision:

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

(For Additional Parcel Owners Use Attached Sheet)

For Town Use:

Application Date: 8/11/2021 Fees Paid: 4300^{ck} 834

[Signature]
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: _____

Notes/Conditions: _____

Huntsville Town Council – Subdivision Preliminary Plan

- ☐ Approved ☐ Conditional Approval
☐ Rejected ☐ Deferred

Mayor Signature: _____ Date: _____

Notes/Conditions: _____

ATTEST:

Beckki Endicott, Town Recorder Date: _____

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:

Beckki Endicott, Town Recorder Date: _____

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.



APPLICATION FOR BUSINESS LICENSE
HUNTSVILLE TOWN
PO BOX 267, Huntsville, UT 84317

Submitted: _____

Owner Name: CREED HADFIELD

Owner Address: _____ City: _____ State: UT Zip: _____

Telephone: _____ Fax: _____ Email: _____

Business Name: PULASKI & PINE BUILDERS LLC DBA: _____

Business Address: 6984 E. 200 S. City: HUNTSVILLE State: UT Zip: 84317

Mailing Address: P.O. Box 201 City: HUNTSVILLE State: UT Zip: 84317

Business Phone Number: 801-389-9771

Manager Name: CREED HADFIELD Contact Phone: 801-389-9771

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: _____

State Sales Tax I.D. # _____ State License # _____

Number of Employees: _____ If Daycare or Preschool, # of own children: _____;

Number of other children: _____

Describe your type of business in detail:

NEW CONSTRUCTION, REMODELS, DECKS AND OTHER
CONSTRUCTION NEEDS.

Businesses that require Health Department inspection and permit: Any business that is selling food, Day Care, Nursing and Assisted Living.

Health Department Permit # _____ or check if not applicable _____

HOME OCCUPATION BUSINESS LICENSE FEE - \$36.00

COMMERCIAL BUSINESS LICENSE FEE

Restaurant / Saloon - \$100.00

Peddlers / Solicitors - \$25.00 per person

All others - \$75.00

*Fixing of Fees for all other Occupations not specified above will be determined by the type of business.

BEER & LIQUOR LICENSE FEE

Class A \$250.00


Entitles the licensee to sell beer on the premises licensed in original containers for consumption Off-the-Premises.

Class B \$250.00

Entitles the licensee to sell beer On-the-Premises in the original containers for consumption on-the-premises and to all the privileges granted to holder of Class A License.

Class C \$250.00

Entitles the licensee to sell beer on draft for consumption on or off-the-premises and to all the privileges granted to holder of Class A and Class B License. (Draft Beer)

=====
Amount Paid: 75.00 Date Paid: 8/30/21 Receipt Number: 8338 
City Council Date: _____ Approved: _____ Disapproved: _____
License Number _____ Date Issued: _____



APPLICATION FOR BUSINESS LICENSE
HUNTSVILLE TOWN
PO BOX 267, Huntsville, UT 84317

Submitted: 8/23/21

Owner Name: Diya Ammar

Owner Address: [REDACTED] City: [REDACTED] State: UT Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Rocky Mountain Altimet LLC DBA: [REDACTED]

Business Address: 583 So 7800 E City: Huntsville State: UT Zip: 84317

Mailing Address: 9857 S. 1000 W City: S Jordan State: UT Zip: 84095

Business Phone Number: 801-708-4562

Manager Name: Moussa Ammar Contact Phone: [REDACTED]

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: _____

State Sales Tax I.D. # 2033-21-0001 State License # _____

Number of Employees: 0 If Daycare or Preschool, # of own children: _____;

Number of other children: _____

Describe your type of business in detail:

The sale of aluminum art/statues. This will only be a temporary business license and we will only be there for 2 weeks. The address of the location is 583 So 7800 E. We will be there from the 27th of August to the 14th of Sept.

Businesses that require Health Department inspection and permit: Any business that is selling food, Day Care, Nursing and Assisted Living.

Health Department Permit # _____ or check if not applicable _____

16TH - ~~SEP~~

SEPT
20TH

HOME OCCUPATION BUSINESS LICENSE FEE - \$36.00

COMMERCIAL BUSINESS LICENSE FEE

Restaurant / Saloon - \$100.00

Peddlers / Solicitors - \$25.00 per person

All others - \$75.00

*Fixing of Fees for all other Occupations not specified above will be determined by the type of business.

BEER & LIQUOR LICENSE FEE

Class A \$250.00

Entitles the licensee to sell beer on the premises licensed in original containers for consumption Off-the-Premises.

Class B \$250.00

Entitles the licensee to sell beer On-the-Premises in the original containers for consumption on-the-premises and to all the privileges granted to holder of Class A License.

Class C \$250.00

Entitles the licensee to sell beer on draft for consumption on or off-the-premises and to all the privileges granted to holder of Class A and Class B License. (Draft Beer)

=====
Amount Paid: _____ Date Paid: _____ Receipt Number: _____
City Council Date: _____ Approved: _____ Disapproved: _____
License Number _____ Date Issued: _____



APPLICATION FOR BUSINESS LICENSE
HUNTSVILLE TOWN
PO BOX 267, Huntsville, UT 84317

Submitted: _____

Owner Name: Steven Andersen

Owner Address: _____ State: Ut Zip: _____

Telephone: _____ Fax: _____ Email: _____

Business Name: Dreamcycle DBA: Same

Business Address: 1704 23rd St. City: Ogden State: Ut Zip: 84401

Mailing Address: Same City: _____ State: _____ Zip: _____

Business Phone Number: Same

Manager Name: Steven Andersen Contact Phone: 801-510-9455

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: _____

State Sales Tax I.D. # 11034056-003-^{STC} State License # _____

Number of Employees: _____ If Daycare or Preschool, # of own children: _____;

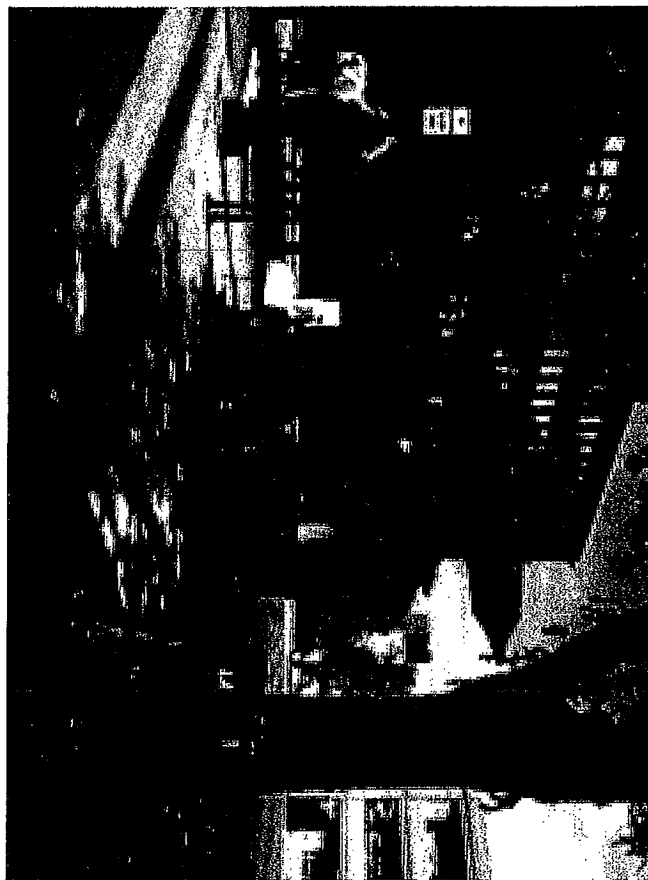
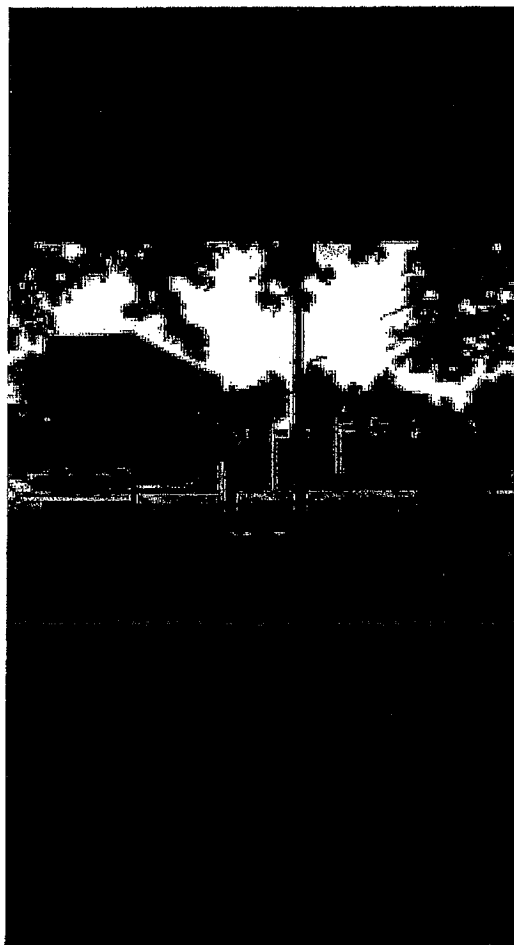
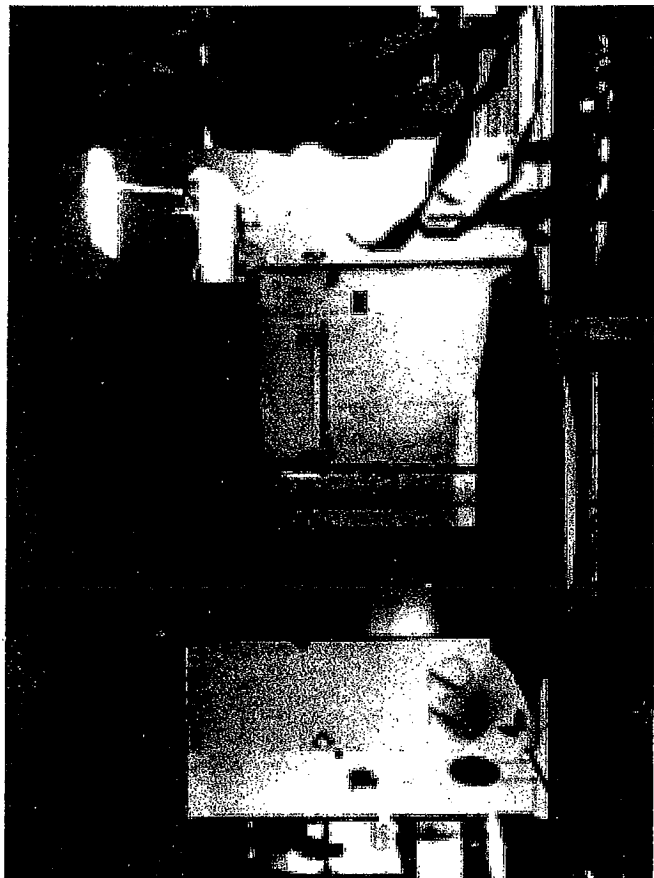
Number of other children: _____

Describe your type of business in detail: _____

Ice cream Bicycle @ ICE-cream-bike
licensed w/ Ogden City am policy.

Businesses that require Health Department inspection and permit: Any business that is selling food, Day Care, Nursing and Assisted Living.

Health Department Permit # _____ or check if not applicable _____



**ADVERTISEMENT FOR BIDS
HUNTSVILLE TOWN**

PROJECT NAME: Downtown intersection paver/planter - 200 South Street / 7400 East Street
Construction Project

PROJECT LOCATION: Huntsville, Utah – 200 South Street / 7400 East Street

OWNER: Huntsville Utah
7309 East 200 South
Huntsville, Utah 84317

OWNERS CONTACT: Beckki Endicott, Recorder, 801-745-3420

BID SUBMITTAL: Sealed Bids will be received at the office of the Town Recorder, of Huntsville Town, 7309 East 200 South, Huntsville, Utah, **until 2:30 PM., on September 8, 2021;** and then at said office, the bids, will be publicly opened and read aloud.

DESCRIPTION OF BID WORK: The work includes furnishing all labor, tools, materials, equipment, transportation, and services required for construction of the above project; consisting of but not limited the following items of work: mobilization; obtaining all bonds and insurance, installation of trees & vegetation, installation of river rock in gabion metal baskets, installation of Belgard sitting walls, installation of Belgard Pavers and all appurtenant work in accordance with the Drawings and Specifications prepared by the designer, Edgerock Landscape Design. The town will remove existing asphalt/concrete, and will stub power and water to each planter area.

ESTIMATE: The Designer's Estimate of the Project Cost is \$110,000.

CONTRACT DOCUMENTS: Electronic photos of the project are available via email request to rsorensen@huntsvilletown.com.

PRE-BID MEETING: A pre-bid meeting for this project will be held (non-mandatory attendance) on **September 3rd at 10:00 a.m., On-Site.** The contractor is encouraged to visit the site. Please notify us of your attendance by email at rsorensen@huntsvilletown.com no later than September 2, 2021 at 5:00 pm.