

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION MEETING**

MEETING DATE: December 10, 2020

PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah

TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Present
Sandy Hunter	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Excused
Larel Parkinson	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Blake Bingham	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

Citizens on Zoom: Rex Harris, Ron Gault, Brandon Visser, Norma Klein

1–Roll call:

2–Approval of Minutes for Planning Commission Work Session October 6, 2020. (See Attachment #1) **PCM Liz Poulter motioned to approve the minutes from October 6, 2020.** PCM Sandy Hunter seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Larel Parkinson – Aye, Chairman Allen – Aye. All votes aye. Motion passes.

3–Approval of Minutes for Planning Commission Meeting October 22, 2020. (See Attachment #2) **PCM Liz Poulter motioned to approve the minutes from October 6, 2020.** PCM Larel Parkinson seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Larel Parkinson – Aye, Chairman Allen – Aye. All votes aye. Motion passes.

3–Land Use Coordinator Update: Rex would like the Planning Commission to think about how lots will look in the future. There have been some lot line adjustments and subdivisions the last three years and for the most part, frontage and set-backs have served as good guidelines. Huntsville Town has also adopted the standards of cul-de-sacs. For the future Rex would like the Planning Commission to think about additional guidelines to add for future lots in subdivisions and adjustments.

PCM Steve Songer entered the meeting at 7:13 p.m.

4–Land Use Permits by Consent:

- 1) Request for Land Use Permit, parcel #200590009, 6841 E 300 N, Bruce Ahlstrom, Solar Installation on roof. **(See Attachment #3)**

- 2) Request for Land Use Permit, parcel #200100033, 345 N 6800 East, Andy Hedges, Solar Installation on roof. **(See Attachment #4)**
- 3) Request for Land Use Permit, parcel #240100018, 241 South 7600 East (enclosing porch on self-remodel permit) **(See Attachment #5)**

PCM Sandy Hunter motioned to approve the Consent Items: 1) Land Use Permit for Bruce Ahlstrom, 2) Land Use Permit for Andy Hedges and 3) Land Use Permit for Chris Stevenson. PCM Larel Parkinson seconded the motion. All votes aye. Motion Passes. Roll Call Vote. Votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Steve Songer Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter
NAYS:	

5-Discussion and/or action on Preliminary Subdivision Approval for Jordan Curtis, 340 S. 7700 East, parcel #240190015. Rex stated that Jordan Curtis would like to purchase this lot and subdivide the lot into three parcels. He does not own the property yet, but he is under contract. **(See Attachment #6)** Rex stated Jordan Curtis is looking at getting two loans, one for the existing home, and one loan for the existing undeveloped land. This would require a boundary line adjustment. An annexation would also be needed because part of the parcels are outside the boundaries of Huntsville Town. Rex has consulted with Attorney Morris with regards to the liability for the purchasing contract.

Chairman Allen expressed concern about the liability and was glad Rex addressed these concerns with Attorney Morris. Chairman Allen also expressed concerns about the wet land on the back of the property. Rex wanted to respond to some of Chairman Allen's concern. Rex stated the 10-foot side setbacks are met. He stated he had walked the property with Jordan. Rex stated he worked with Shirley Hadley years ago to put a drain in the wet areas. Rex stated we do have a responsibility to draw attention to the sensitive wetland areas. When homes are built, requirements will have to be followed. Jordan will have to work with Weber County on their requirements for these lands.

TCM Blake Bingham shared with the Planning Commission the Corp of Engineers map of the property that outlined the wet land. TCM Blake Bingham referred Jordan Curtis to the Bountiful office of the Corp of Engineers.

Jordan Curtis stated there are two projects he would like to see happen on this parcel. The house, once remodeled, would be resold. The second project would be a subdivision. If the subdivision for three lots does not work, Jordan was wondering about having one building lot and then one lot with the existing home. Rex responded if there is enough frontage to have both lots, then to go ahead with the boundary line application. Jordan explained there is a tax advantage to having

a lot line adjustment done prior to the closing on the property and wondered if that could be done. Chairman Allen responded that there would not be time to have another meeting before the next January 2021 meeting. Rex urged the PC to accommodate Jordan Curtis' request. Beckki stated the TC meeting is next Thursday and they have previously accommodated these kinds of requests in the past. Chairman Allen stated they needed to have a new map. There was some confusion about the parcels being affected in a lot line adjustment. Rex stated there are two parcels. Beckki pulled up Weber County's interactive map and identified the two parcels. The parcel numbers are #240190015 and #240190007. Chairman Allen agreed that the lot line adjustment could be done next week.¹

6-Motion to close the regular meeting and open public hearing on the General Plan. **PCM Larel Parkinson motioned to close the regular meeting and open the public hearing on the General Plan.** PCM Steve Songer seconded the motion. Chairman Allen closed the regular meeting and opened the public hearing by consent.

7-Public Comment on the General Plan: (Attachment #7) Ron Gault presented the General Plan and the changes made for those in attendance.

Norma Klein commented she feels the General Plan is very well thought out. She had a question on the last map that was included in the General Plan. Norma wanted to know about a possible annexation on the East side of Town. Ron responded that the areas highlighted in orange on the map are possible areas of annexation if property owners came forward and approached the Town.

Norma wanted to know about how wetlands will be handled in the future. Chairman Allen responded that every parcel would have to be taken on a case-by-case basis. Norma also wanted to ask about growth into a class 5 city. Beckki responded that the Town Population has been 608 the past couple of years. It would take a population of 1,000 to change the structure of Town. At that point the Town Council structure and City government would change. Beckki believed it would mirror the government in Marriott-Slaterville.

Norma Klein wanted to also ask about water. She wanted to know who would be the arbiter of culinary water. TCM Blake Bingham described the process of applying for culinary water connections. The Town Council decides on culinary water applications.

Norma wanted to know what is the definition of an overnight guest. TCM Blake Bingham stated that the General Plan is about broad concepts. The municipal code specifies what is and what isn't permitted.

8-Motion to close the public hearing and open the regular meeting. PCM Sandy Hunter motioned to close the public hearing and open the regular meeting. PCM Liz Poulter seconded the motion. All votes aye. Motion passes.

9-Discussion and/or action on the General Plan. **PCM Sandy Hunter motioned to recommend the General Plan Edits for approval to the Town Council.** PCM Steve Songer seconded the

¹ Meeting referred to here was cancelled.

motion. Steve wanted to know if annexation had to be desired by the landowners. Ron Gault confirmed that the law stated the landowners would need to desire the annexation. All votes aye. Roll Call Vote. Motion passes. The votes are reflected below.

VOTES:	
AYES:	Chairman Doug Allen Commissioner Steve Songer Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter
NAYS:	

10-Discussion and/or action on Conditional Use Table edits. PCM Sandy Hunter recounted the work the Conditional Use Committee has done together over the past months. There is currently a moratorium on conditional use applications in Huntsville Town. The moratorium is set to expire the first week in February. The Committee has established an additional C-2 Zone next to highway 39 that could accommodate businesses that would normally not fit in the residential nature of Huntsville Town. The committee has been working on revising the conditional use table. **(See Attachment #8)**

The committee has turned the table back to the Planning Commission for recommendations and public input. The Planning Commission needs to review the table and add standards to the ordinances that would coincide with the conditional uses. TCM Blake Bingham stated Mayor Truett asked him to put together the ordinance work behind the Conditional Use Table.

The review of the Conditional Use Table needed more time and the PC wanted additional time to study the document. A Work Session was scheduled for January 14th. This would be two weeks prior to the public hearing on January 28th. The 4th of February is the following week and would be the Town Council Meeting where they could take action on the Conditional Use Table before the moratorium ran out.

11-Public Comment. There were none.

12-Motion to adjourn.

PCM Sandy Hunter made a motion to adjourn the meeting. PCM Steve Songer seconded the motion. All votes aye.

Meeting is adjourned at 9:17 p.m.



Beckki Endicott, Recorder

WORK SESSION – OCTOBER 6, 2020
PLANNING COMMISSION

Minutes of the Huntsville Town Council Work Session held at Town Hall 7309 East 200 South, Huntsville, Utah at 7:00 PM. The meeting is regarding edits on the Huntsville Town General Plan.

Attending: Ron Gault, PCM Sandy Hunter, PCM Liz Poulter, PC Chair Doug Allen, PCM Jeff Larsen, PCM Larel Parkinson

Ron Gault went over this version of the General Plan (**See Attachment #1**). There were a few typos which were corrected.

Ron Gault stated that he has been attending the meetings for some time and from time to time he makes notes about what kinds of issues need to be added to the General Plan. Short term rentals is one of those issues that he feels needs to be addressed in the General Plan. He put together some wording the Planning Commission will consider. (**See Attachment #2**)

Ron stated he is not in favor of short-term rentals for Huntsville Town. PCM Liz Poulter and Sandy Hunter commented they were in favor of adding the wording in option #3 (See Attachment #2):

Huntsville Town recognizes the shortage of housing, the cost of housing, and the cost of ownership of housing; but in order to maintain the lifestyle that has made the Town so livable and so popular, the Town will continue to maintain the current restrictions on lot population density, adding living space, and overnight rentals. The Town recognizes this will place unwanted burdens on some residents, but believes it is an unfortunate result of growth that must be accepted to maintain the desired lifestyle.

PCM Jeff Larsen stated he would be in favor of option three as well. PC Chairman Allen stated he liked option 3. He likes the idea of presenting this argument of no short-term rentals in the General Plan with regards to density and limits to resources. PCM Liz Poulter stated that Huntsville has physical limits. Ron Gault added the paragraph (option 3) to the Huntsville Town vision Statement.

Ron Gault explained Huntsville Town Code allows clustering in an A-3. Ron Gault stated they took the clustering title out of the Huntsville Town Code. It was left in the code in A-3 but the plan for clustering was taken out of the code. The commissioners debated about leaving clustering in the General Plan in case the Town wanted to annex portions into Town that may already be clustered. This reference is on page 17 under section 4.1. PCM Hunter suggested the Planning Commission work on eliminating the cluster references from the Huntsville Code.

Ron Gault pointed the Planning Commission to page 7 section 3.2.1. The wording added "Multifamily dwelling or multiple dwellings are not allowed on a single lot." PCM Jeff Larsen suggested the word "unit" or "units" be added in order to line up with the Huntsville Town Code.

Chairman Allen would like Rex Harris, Town Engineer and Land Use Coordinator to come up with some pros and cons with regards to the changes in the General Plan. There will not be a meeting for the month of November. The Planning Commission will publish the red line version on the website. Beckki will send the notice to the paper and will schedule the public hearing for December 10th.

PC Chairman Allen made a motion to adjourn if there were no objections. There were no objections.

Meeting was adjourned at 8:32 p.m.

Beckki Endicott, Recorder

DRAFT

MINUTES OF THE HUNTSVILLE TOWN PLANNING COMMISSION MEETING

MEETING DATE: October 22, 2020
PLACE: Electronic Zoom Meeting
TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Excused
Sandy Hunter	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Larel Parkinson	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Blake Bingham	Town Council Liaison	Present
Beckki Endicott	Recorder	Present
Bill Morris	Town Attorney	Excused

Citizens on Zoom: Rex Harris, Ron Gault

1-Roll call: PCM Sandy Hunter welcomed the Planning Commission to the Zoom meeting and excused Chairman Doug Allen who is away at this time.

Since we are meeting by Zoom only without an anchor location, Beckki read the attached statement declaring the Zoom only meeting. **(See Attachment #1)**

2-Approval of Minutes for Planning Commission Meeting September 24, 2020. (See Attachment #2) PCM **Liz Poulter** motioned to approve the minutes from September 24, 2020. PCM Jeff Larsen seconded the motion. Roll Call Vote. Sandy Hunter – Aye, Liz Poulter – Aye, Jeff Larsen – Aye, All votes aye. Motion passes. PCM Larel Parkinson and PCM Steve Songer are not present at the time.

3-Approval of Minutes for Planning Commission Meeting October 6, 2020. This item was tabled for this meeting. Minutes had not been prepared.

4-Discussion and/or action on edits and/or amendments to the General Plan. (See Attachment #3) Ron showed the Planning Commission the General Plan file that was the 2013 final with all the changes they have discussed. This version will be posted with a couple of comments on the plan prior to the public hearing which will be December 10th. Sandy pointed out that the section regarding short term rentals that was discussed at the last work session would be added to the document by Ron. He will go ahead and make the adjustment and get it out to the Planning Commission.

PCM Jeff Larsen suggested Ron develop some bullet points on the changes that could be published. Ron agreed this would be easier for the residents to see the changes.

5-Discussion and/or action on 15.10 "Clustering." (See Attachment #4) PCM Sandy Hunter showed the Planning Commission the section of the Huntsville Code in Title 15 referring to clustering. It is in the A-3 zone. Sandy stated the General Plan refers to a cluster subdivision title, but the Huntsville Code does not have a cluster subdivision title. It has a small reference in the A-3 zone. The Planning Commission was going to discuss taking out the reference in the General Plan so that it is consistent with the title.

PCM Parkinson joined the meeting at 7:25 p.m.

PCM Hunter stated there is a Conditional Use Committee that is working on establishing a highway zone and updating some of the uses in the Huntsville Code. The wording in the A-3 section on clustering may or may not apply. She is suggesting they wait to see the final product of the Conditional Use Committee. **PCM Jeff Larsen motioned to table this item on Clustering until the Conditional Use Committee produces their final product.** PCM Larel Parkinson seconded the motion. All votes aye. Roll Call Vote. Votes are reflected below.

VOTES:	
AYES:	Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter
NAYS:	

PC Member Steve Songer entered the meeting at 7:30 p.m.

6-Discussion and/or action on Land use Permit for Stephanie Nadea, parcel #24-138-0001, 272 South 7700 East. (See Attachment #5) Rex stated the site plan meets the set backs. This is a .75 acre lot and there is a wet area in the back. In the past, there has not been someone willing to work with this lot. The Weber Morgan Health Department will require wastewater onsite treatment. Stephanie stated the septic system is called a pack bed media system. The system has been approved for this lot. **PCM Jeff Larsen motioned to approve the Land Use Permit for Stephanie Nadea, parcel #24-138-0001 272 South 7700 East.** PCM Larel Parkinson seconded the motion. All votes aye. Roll Call Vote. Votes are reflected below. Motion passes. No additional notes added to the Land Use Permit.

VOTES:	
AYES:	Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter
NAYS:	

7-Land Use Coordinator Update: Rex did not have any updates. PCM Sandy Hunter asked Rex about streamlining the process for approving Land Use Permits. Rex believes that we should add

this to the code. TCM Blake Bingham stated Weber County lists these actions on their agenda. Rex stated Beckki could provide the information prior to the meeting. The PC members could review these actions prior to the meeting. If there were questions, they could bring them up at the meeting. TCM Blake Bingham stated these items are called consent items.

8-Discussion and/or action on Land Use Permit for Sandy Hunter. (See Attachment #6) Rex stated they researched all the property lines and the porch addition will sit inside the set back. TCM Blake asked about the measurement of the right of way. Rex stated the ROW is 82 feet when measured off the plat. This is not labeled on Sandy's lot, but it is listed on the Blake's parcel.

PCM Larel Parkinson motioned to approve Land Use Permit for Sandy Hunter roof remodel, parcel #240180040, 7635 E 600 S. PCM Steve Songer seconded the motion. All votes aye. Motion passes. Roll Call Vote. Votes are reflected below.

VOTES:	
AYES:	Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson
NAYS:	
RECUSED:	Commissioner Sandy Hunter

9-Discussion and/or action on Land Use Permit Amendment for Andy and Pri Lund. (See Attachment #7). Rex stated the Weber Morgan Health Department asked the Lunds to move their location for septic based on the water table. The new drawing shows the new approved location. Rex wanted the Lund's to have the drawing redone and Land Use Permit Amended. **PCM Jeff Larson motioned to approve the amended Land Use Permit subject to the previous conditions on the permit which includes the recording of the plat, on lot #3 of the One Horse Subdivision, Andy and Pri Lund.** PCM Sandy Hunter seconded the motion. All votes aye. Motion passes. Roll Call Votes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter
NAYS:	

10-Discussion and/or action on Land Use Permit for an addition on the home for Joe & Jenny Hansler, parcel #240790002, 440 S 7700 E. (See Attachment #8) Rex stated this was the property behind the old Gilbert Wangsgard home. He believes that it is listed on the Huntsville Database as a non-complying lot because it does not have any frontage. It is a flag lot. The

central question is whether the home could be expanded on a non-complying lot. Rex has consulted with Bill Morris regarding expansion of homes on non-complying lots. The Town allowed the home to be built, making the lot a buildable lot. As long as it meets all set backs, it should be able to expand the footprint.

PCM Sandy Hunter stated the addition can be added as long as the addition meets the current set backs and ordinances, even if the home sits on a non-complying lot. PCM Steve Songer wanted to know if the owner was the same owner that divided the lot. Rex confirmed the lots has changed hands several times. TCM Blake Bingham pointed out according to the plat, it is not a flag lot. TCM Sandy Hunter stated that it has an easement. Property ownership is not reflected for the access on the plat.

Ron Gault stated that he was on the Planning Commission at the time. Ron stated the original owners were supposed to get permission for access off of Highway 39. They took the plat over to Chairman Jack Cox's home and he signed off on the plat without approval from the Planning Commission. The Planning Commission had previously decided the ROW could not be used as the only access to the property. However, it ended up not even coming through the Planning Commission. PCM Sandy Hunter stated the property has had 6 owners since Gil Wangsgard. **PCM Sandy Hunter motioned to approve the Land Use Permit for Joe & Jenny Hansler, parcel #240790002, 440 S 7700 E.** Motion seconded by Larel Parkinson. All votes aye. Motion passes. Roll Call Vote. Votes are reflected below.

VOTES:	
AYES:	Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Liz Poulter Commissioner Larel Parkinson Commissioner Sandy Hunter

11-Discussion and/or action on Kerry Wangsgard Mobile Home. PCM Sandy Hunter commented Kerry Wangsgard is not in attendance tonight.

12-Discussion and/or action on elimination of self remodel permit. (Attachment #9) Beckki stated she put this on the agenda. There are members of the Town Council that want to look at rescinding this section of the code. Beckki stated she thought this action should come from the Planning Commission.

Rex explained that those that are using the self-remodel permit are going beyond the scope of work allowed by the permit. PCM Steve Songer wanted some examples of how self-remodel permits are not providing what we need. TCM Blake Bingham wanted to clarify that not all the Town Council Members are in favor of getting rid of the self-remodel permit. He is in support of the permit.

Beckki stated she had some examples for the Planning Commission. She stated there have been three self-remodel permits issued this year. Two of those permits were requested by her after work had already begun. The owners had come to her after adding electricity to their projects. They could not get clearance to turn on the electricity from Rocky Mountain Power without a clearance from the Town. This is when Beckki is usually contacted by the owner. Electrical work requires an inspection before clearance can be given. Beckki then has them fill out a self-remodel permit so that she can order an electrical inspection that the owner must pay for.

PCM Larel Parkinson stated these examples sound like enforcement issues. Rex stated the self-remodel permit is not enforceable. Rex added that many of the self-remodel applicants are hiring contractors to do their work and the code states the self-remodel permit holder cannot hire contractors or pay for the work being done. PCM Steve Songer stated again that it is an enforcement issue.

TCM Jeff Larsen asked Ron Gault, who has shared his example of getting a building permit to add electrical to his barn, to share the cost of a building permit to do that. Ron stated the cost of the permit was about \$85. TCM Larsen stated this cost would be the enforcement of the building code. Ron stated in the past, Huntsville has had a hard time getting inspectors, but such was not the case for him. The inspector was on site within two days. PCM Larsen asked TCM Blake Bingham to share why he was against the elimination of the self-remodel permit.

TCM Bingham stated it came down to the role of government in our lives. He believes Rex has made some good points. TCM Bingham believes people should be able to do things to their own homes without government intrusion. Rex states his philosophies are similar to TCM Bingham's, but compliance is a problem. Some residents will comply with the law and other's disregard it.

TCM Blake Bingham will report to the Town Council on this discussion.

13-Discussion and/or action on extending minimum rental requirement beyond 30 days. PCM Sandy Hunter stated the PC has discussed extending the minimum rental requirement to 90 days. PCM Larel Parkinson likes the idea of an original year lease but then a month to month. He is not in favor of the 90 days. PCM Sandy Hunter stated they could adjust the code to be one-year lease followed by a month to month. This is another section in 15.6.2 that the Conditional Use Committee is working on. The PC will check back on this issue after the Conditional Use Committee makes their changes. PCM Jeff Larsen suggested a continual occupancy standard.

14-Public Comment. There were none.

15-Motion to adjourn.

PCM Larel Parkinson made a motion to adjourn the meeting. PCM Steve Songer seconded the motion. All votes aye.

Meeting is adjourned at 9:010 p.m.

Beckki Endicott, Recorder

Beckki Endicott

From: James Short [REDACTED]
Sent: Friday, November 6, 2020 12:34 PM
To: Beckki Endicott
Subject: Project Valuations

Hi Beckki,

Using the valuations that have been provided these are the fees.

Alhstrom Valuation 9,600.00
BP 167.00
PR 108.55
Electrical 8.35
SS 1.75
Total 285.65

[REDACTED]

Let me know if you need anything else.

Thanks,



JAMES SHORT
Building Code Services Division Manager

[REDACTED]
6875 South 900 East, Salt Lake City, Utah 84047
TEL 801.838.8312 [REDACTED]
sunrise-eng.com

HUNTSVILLE TOWN BUILDING PERMIT APPLICATION

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

[illegible]



LAND USE PERMIT

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

Tax ID # 200590009

Address of Structure 6841 E 300 North

Name & Address of Owner/Owners Bruce Ahlstrom

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: Reviewed by Rex Harris 10/26/2020

Set Backs Approved: Yes ☒ No ☐

Solar panels being installed on roof of home

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

bring to Planning Commission on 12-10-20

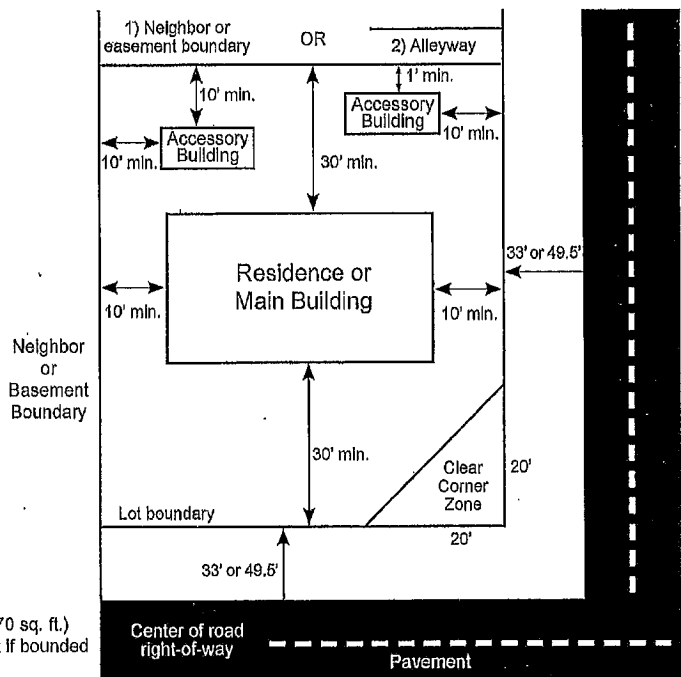
Huntsville Planning Commission Chairman

Property Owner Signature

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

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

Huntsville Town Residential Zone Setbacks



AHLSTROM RESIDENCE
 PHOTOVOLTAIC ARRAY
 3.84 kW, 12 @ 320W
 2.88kW AC
 JINKO/ENPHASE

CUSTOMER

BRUCE AHLSTROM
 6841 EAST 300 NORTH
 HUNTSVILLE, UT 84317

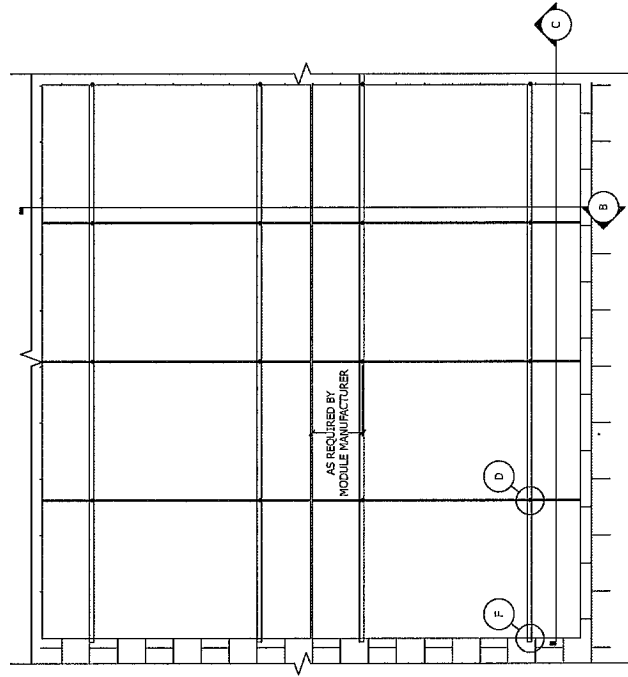
AHLSTROM RESIDENCE		6841 EAST 300 NORTH, HUNTSVILLE, UT 84317		TITLE		Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.	
DATE	10/28/2020	JOB NO.	2201	DESIGN BY	JDO	CHECKED BY	MP
REVISION	0						
1		of		7			
REV #		REVISION NOTE		DATE		DRAWN	

INDEX	
Sheet Number	Sheet Title
1	TITLE
2	INDEX-LEGEND-MECHANICAL DETAILS & NOTES
3	PLAN LAYOUT
4	STRING LAYOUT & ELECTRICAL INTEGRATION
5	SINGLE LINE INTERCONNECTION DIAGRAM & LABELING
6	ELECTRICAL CALCULATIONS, NOTES & DETAILS
7	BILL OF MATERIALS
**	ELECTRICAL & MECHANICAL EQUIPMENT CUT SHEETS

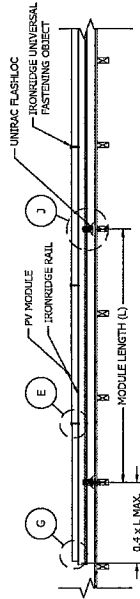
**SEE ATTACHED CUTSHEETS FOR EQUIPMENT MANUFACTURER SPECIFICATIONS.

NOTES:

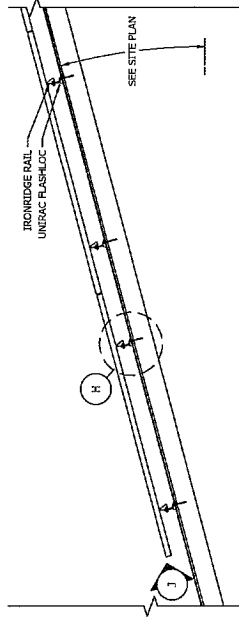
1. ATTACHMENT FEET WILL BE FIELD ADJUSTED TO ACCOMMODATE TRUSS POSITIONS.
2. 4 FT MAXIMUM SPACING BETWEEN ATTACHMENT POINTS.
3. RAIL END OVERHANG LIMITED TO LESS THAN 3/4" OF MAXIMUM SPAN (18 IN MAXIMUM).
4. SEE ATTACHED SHEETS FOR IRONRIDGE XR100 WITH STAGGERED UNIRAC FLASHLOC ATTACHMENT DETAILS.
5. PV MODULES MUST NOT BE INSTALLED OVER OR BLOCK ANY ATTIC VENTS, PLUMBING VENTS, FURNACE OR WATER VENTS, ETC.
6. ARRAY WIRE MANAGEMENT SHALL BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE AND HELD OFF THE ROOF SURFACE.
7. EGC'S SHALL BE RUN WITH ASSOCIATED CIRCUIT CONDUCTORS IN ACCORDANCE WITH NEC 90.43(C).
8. INSTALLER TO VERIFY PROPER GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50.
9. ALL INSTALLATIONS SHALL COMPLY WITH 2018 BUILDING CODES & 2017 NEC.
10. RAIL MIDDLECLAMPS CAN ONLY BE POSITIONED $\pm 3"$ OF MOUNTING HOLE.



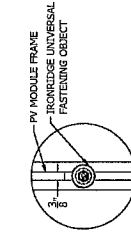
A PLAN VIEW, FLASHLOC MOUNT, PORTRAIT MODULE



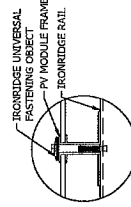
C FRONT VIEW, FLASHLOC MOUNT, PORTRAIT MODULE



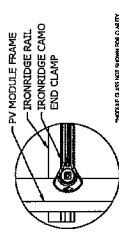
B SIDE VIEW, FLASHLOC MOUNT, PORTRAIT MODULE



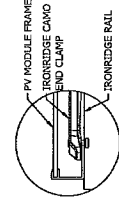
H DETAIL, MID CLAMP PLAN



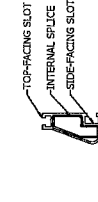
J DETAIL, MID CLAMP FRONT



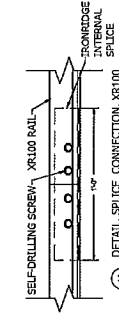
K DETAIL, END CLAMP (CAMO) PLAN



L DETAIL, END CLAMP (CAMO) FRONT



N DETAIL, SPICE, XR100



M DETAIL, SPICE CONNECTION, XR100

6841 EAST 300 NORTH, HUNTSVILLE, UT 84317
INDEX-MECHANICAL DETAILS & NOTES
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.

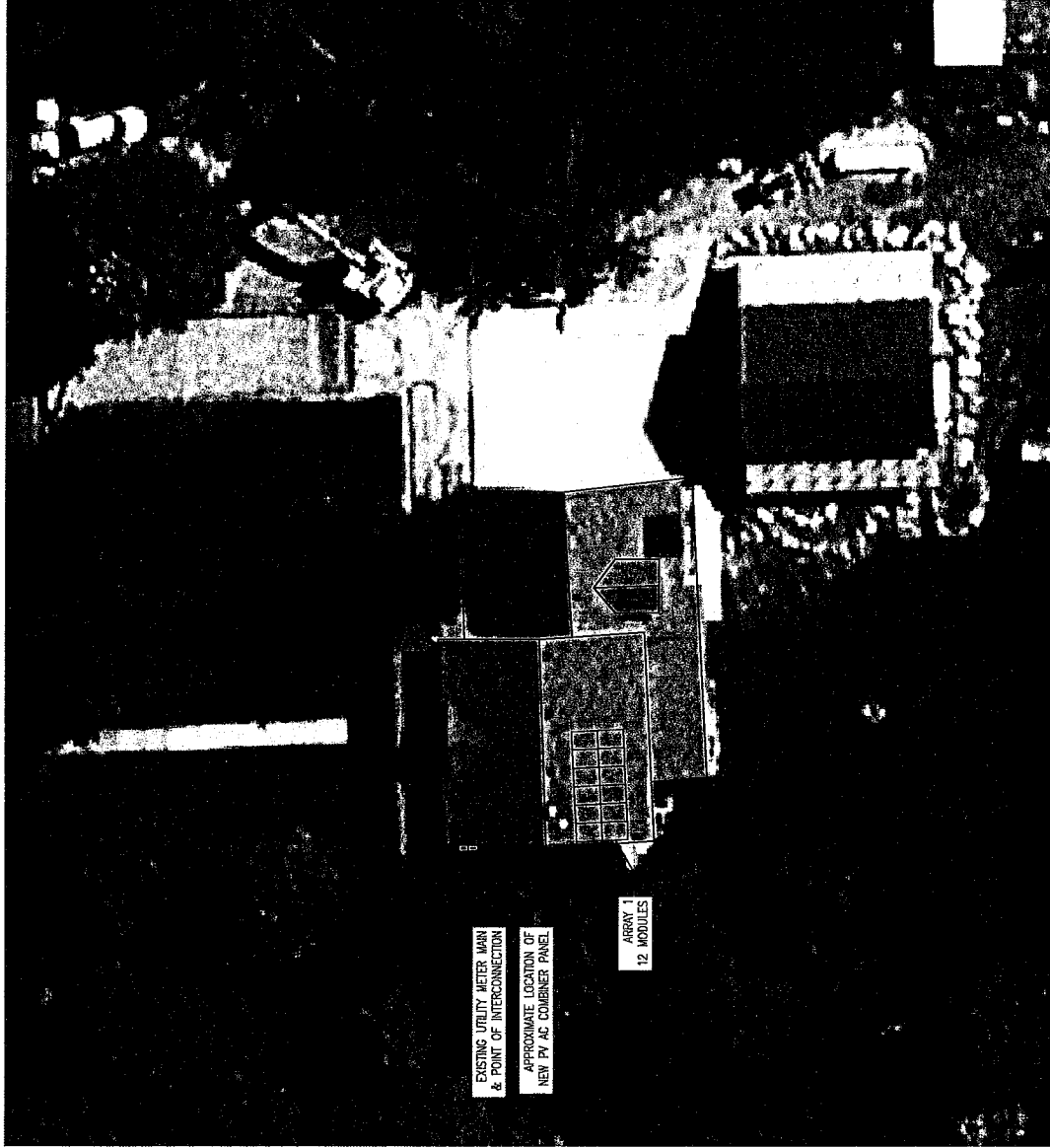
REV #	REVISION NOTE	DATE	DRAWN

DATE	REVISION	DATE	REVISION

NOTES:

1. CENTER AND FIELD ADJUST ARRAY ON SLOPE FOR BEST PLACEMENT.
2. THIS DESIGN AND INSTALLATION SHALL BE IN COMPLIANCE WITH IFC 2018 AS AMENDED BY THE STATE OF UTAH. ENSURE PATHWAY OF 3' FROM LOWEST ROOF EDGE TO RIDGE ON SAME ROOF PLANE AS PV ARRAY, ON ADJACENT ROOF PLAN OR STRADDLING THE SAME AND ADJACENT ROOF PLANES.

300 NORTH



ROOF DESCRIPTION		
ARRAY	ROOF TILT	ROOF AZIMUTH
#1	30°	180°
ASPHALT SHINGLE		
JINKO JKX120M-60HBL 320W MODULES		
ENPHASE IQ7-60-2-US INVERTERS		
12 @ 320W = 3.84KW		
SEE ATTACHED SHEET FOR DETAILS		
FIRE FIGHTER ACCESS — 		

ARRAY SQUARE FOOTAGE	
MODULE AREA	TOTAL ARRAY AREA
18.2	218.52



REV #	REVISION NOTE	DATE	DRAWN

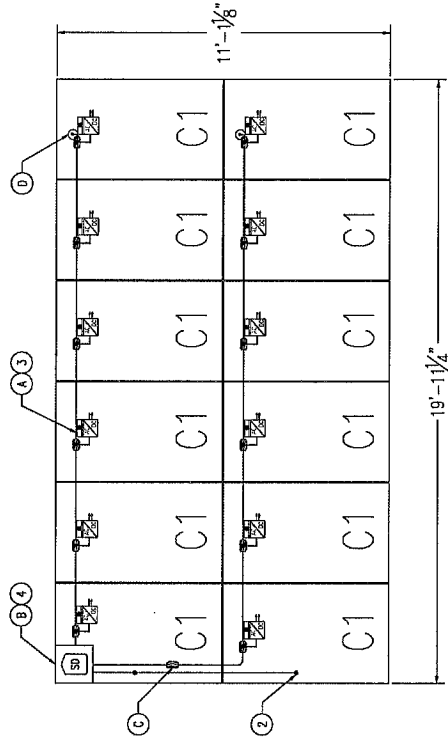
AHLSTROM RESIDENCE	
6841 EAST 300 NORTH, HUNTSVILLE, UT 84317	
PLAN LAYOUT	
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.	

DATE	10/2/2020
JOB NO.	201
DESIGN BY	JDO
CHECKED BY	MP
REVISIONS	0

SCALE 1" = 3/32"

3 of 7

ARRAY	MODULES	ORIENTATION
1	12	PORTRAIT



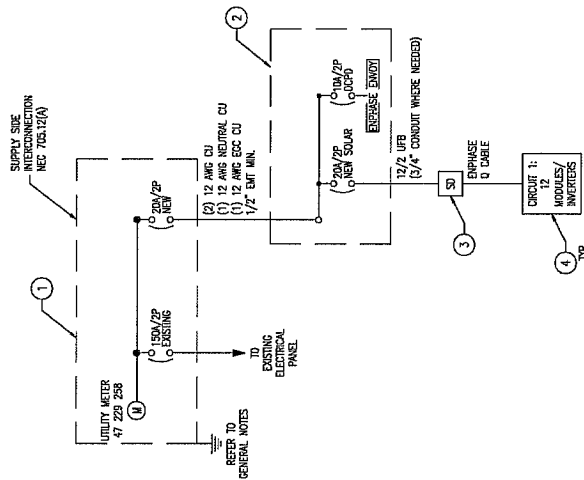
LEGEND	
A	ENPHASE MICROINVERTERS
B	SOLARDECK
C	CABLE CONNECTOR
D	BRANCH TERMINATIONS
E	JUNCTION BOX R

- NOTES:**
- MODULES ARE BONDED TO RAILS USING BROADRIDGE BONDING MID CLAMPS. SEE CUT SHEETS FOR DETAILS.
 - ARRAY IS TO BE BONDED TO THE CIRCUIT EGC AT A SINGLE POINT PER ROW WITH A LISTED BONDING LUG USING BARE 6 AWG COPPER AS PER NEC REQUIREMENTS.
 - SEE CUT SHEETS FOR ENPHASE INVERTER CABLING ACCESSORIES SPECIFICATIONS AND DETAILS.
 - SEE CUT SHEETS FOR COMBINED/ENCLOSURE SPECIFICATIONS.
 - SINGLE MODULES REQUIRE ALL METAL PARTS AND MODULE FRAMES TO BE BONDED TO #6AWG EGC, UTILIZING A LISTED BONDING LUG.

SCALE: NO SCALE

AHLSFROM RESIDENCE		DATE:	10/26/2020
6841 EAST 300 NORTH, HUNTSVILLE, UT 84317		JOB NO:	201
STRING LAYOUT & ELECTRICAL INTEGRATION		DESIGN BY:	JOD
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.		CHECKED BY:	RP
		REVISION NO:	0
		4 OF 7	
REV #	REVISION NOTE	DATE	DRAWN

- NOTES:
- EXISTING 200A RATED METER MAIN WITH 150A MAIN BREAKER, 240/120V, 2P GE.
 - INSTALL NEW 20A/2P BREAKER IN BLANK SPACE.
 - NEW 125A RATED ENPHASE IQ AC CONVERTER 3 BOX.
 - SOLARDECK PV ROOF-MOUNT PASTHROUGH ENCLOSURE.
 - JINKO JKX20M-60HL MODULES ENPHASE IQ7-60-2-US MICRO-INVERTERS WITH 1.0 POWER FACTOR AT RATED POWER AS PER MANUFACTURER, ENPHASE IQ CABLE.
 - SEE SITE PLAN FOR EQUIPMENT LOCATIONS.
 - SEE SHEET 6 FOR GENERAL ELECTRICAL NOTES.



2017 NEC CODES, ARTICLE 690

TO BE INSTALLED AT THE UTILITY/METER
NEC 705.10

PARALLEL ON-SITE
SOLAR GENERATION

TO BE INSTALLED ON MAIN SERVICE
DISCONNECT AND BE LOCATED IN
COLOR, FONT HEIGHT, & YELLOW BACKGROUND
AS DEFINED IN NEC 690.56(C)(1)(a)

SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN

TO BE INSTALLED ON PV DISCONNECT
NEC 690.13(B)

TO BE INSTALLED ON RAPID SHUTDOWN DEVICE
NEC 690.56(C)(3)

TO BE INSTALLED ON RAPID SHUTDOWN DEVICE
NEC 690.56(C)(3)

TO BE INSTALLED ON RAPID SHUTDOWN DEVICE
NEC 690.56(C)(3)

AHLSTROM RESIDENCE

6841 EAST 300 NORTH, HUNTSVILLE, UT 84317

SINGLE LINE INTERCONNECTION DIAGRAM & LABELING

Proprietary design of VPP ENGINEERING. Any unauthorized use or
replication of any or all of the design will be subject to prosecution.

DATE:	10/26/2020
JOB NO:	281
DESIGN BY:	JTD
CHECKED BY:	MP
REVISIONS:	0

5 of 7

VOLTAGE DROP CALCULATIONS

FROM	TO	VOLTAGE	PHASE	CONDUCTOR	#	INVERTERS	FLA (I)	WIRE SIZE	LENGTH	CIRCULAR MILLS (CM)	CU/AL CONSTANT (K)	VOLTAGE DROP	TOTAL VOLTAGE DROP	VOLTAGE DROP %	TOTAL VOLTAGE DROP %
WORST CIRCUIT (1) (Inverter 7)	WORST CIRCUIT (1) (Inverter 12)	240		1	CU	6	6	12	8	6530	12.9	0.35	0.35	0.15%	0.15%
SOLADECK	SOLADECK	240		1	CU	6	6	12	8	6530	12.9	0.35	0.35	0.23%	0.23%
PV AC COMBINER PANEL	PV AC COMBINER PANEL	240		1	CU	12	12	12	45	6530	12.9	2.66	2.66	0.88%	1.11%
POINT OF INTERCONNECTION	PV AC COMBINER PANEL	240		1	CU	12	12	12	10	6530	12.9	3.14	3.14	0.70%	1.81%

(1) SEE EMPHASIS 0 CABLE VOLTAGE RISE TABLE IN CUTSHEET PACKAGE

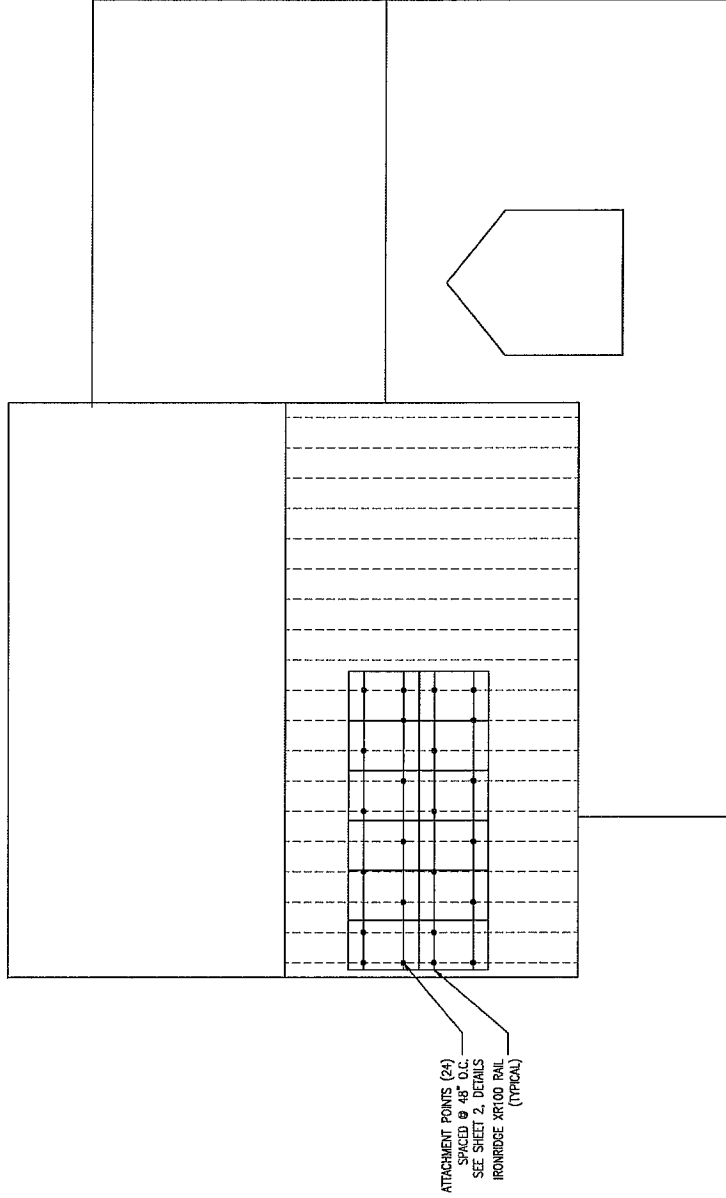
GENERAL ELECTRICAL NOTES:

- IF REQUIRED, AS PER NEC 705.12(B)(2)(3)(6), LOAD SIDE INTERCONNECTED BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR FROM INPUT FEEDER.
- ALL CONDUCTORS SHALL BE 90° C THWN-2 COPPER UNLESS OTHERWISE NOTED.
- MAXIMUM OF ONE 1/2" LF-8 CABLE PER 3/4" CONDUIT AND TWO 1/2" LF-8 CABLES PER 1" CONDUIT, AS PER THE NEC CODE.
- ROCKY MOUNTAIN REQUIRES ANY SYSTEM OVER 10kW DC HAVE A DISCONNECT THAT IS MANUAL, LOCKABLE, LOAD BREAK, HAVE A VISIBLE BREAK, AND BE LOCATED WITHIN 10 FEET OF THE UTILITY METER. IF LOCATED ELSEWHERE, AN APPROVED DIRECTORY DENOTING IT'S LOCATION MUST BE INSTALLED AT THE UTILITY METER.
- THE SIGN MUST BE REFLECTIVE, WITH ALL LETTERS CAPITALIZED, AND LETTERS ARE AT LEAST 3/8" IN HEIGHT, WORKING MUST ALSO BE WHITE ON A RED BACKGROUND.
- VERIFY PROPER GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50.
- ANY WHITE/NEUTRAL CONDUCTOR BEING PART OF CABLE ASSEMBLY USED AS A PHASE CONDUCTOR SHALL BE RE-IDENTIFIED USING RED TAPE AT ITS TERMINATION POINTS. TAPE SHALL BE APPLIED IN ANY LOCATION WHERE CONDUCTOR IS VISIBLE AND ACCESSIBLE IN ACCORDANCE WITH NEC 200.7(C)(1).
- ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE WORKING CLEARANCE REQUIREMENTS IN NEC 110.26.
- ELECTRICAL EQUIPMENT CONDUCTORS AND CONDUITS SHALL BE PERMITTED TO BE INSTALLED DIFFERENTLY AS SPECIFIED ON ELECTRICAL DIAGRAM IF INSTALLATION MEETS NEC CODE AND MANUFACTURER REQUIREMENTS.

LEGEND

- — CIRCUIT BREAKER
- — UTILITY DISCONNECT
- — FIRE FIGHTER ACCESS
- — UTILITY METER
- — PRODUCTION METER
- — GROUND SYMBOL

ATTACHMENT POINT DETAIL



ATTACHMENT POINTS (24)
SPACED @ 48" O.C.
SEE SHEET 2, DETAILS
IRONBRIDGE XRL00 RAIL
(TYPICAL)

AHLSTROM RESIDENCE

6841 EAST 300 NORTH, HUNTSVILLE, UT 84317

ELECTRICAL CALCULATIONS-NOTES & DETAILS

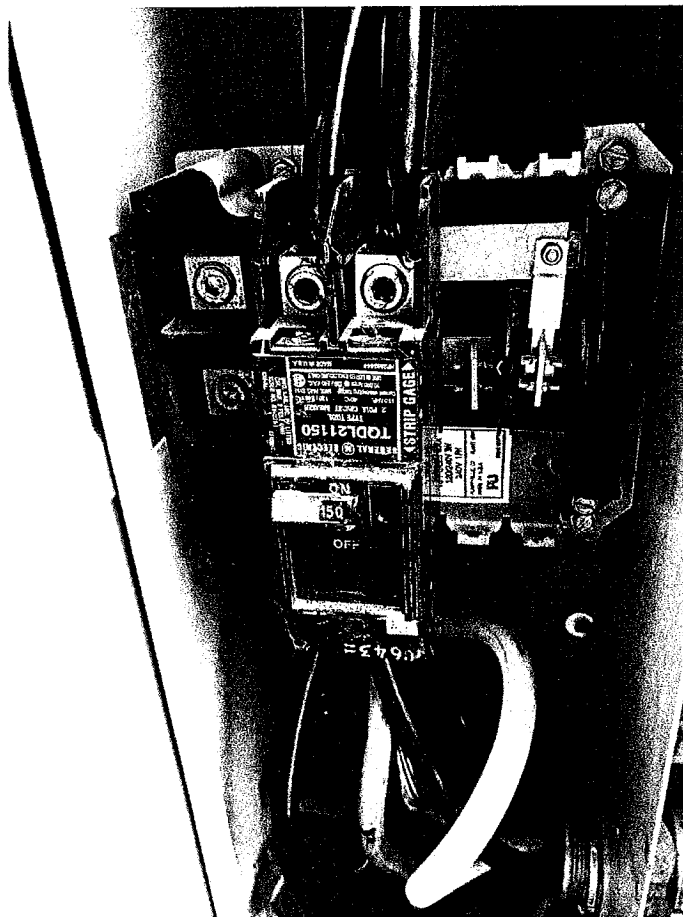
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.

DATE	10/26/2020
DESIGN BY	ZRI
CHECKED BY	JOO
REVISION NO.	0

BILL OF MATERIALS

QTY	ITEM #	DESCRIPTION	DESIGN REMARKS
12	JKM320M-60HBL	JINKO 320W MODULE	
12	IQ7-60-2-US	ENPHASE IQ7 INVERTER	
1	053-00225	SOLADECK PV ROOF-MOUNT PASSTHROUGH ENCLOSURE, AC/DC-SD-786-3R	
1	300-07706	ENPHASE Q WATER TIGHT CAP	
2	300-07707	ENPHASE Q BRANCH TERMINATOR	
13	052-10112	ENPHASE Q CABLES 240 (PORTAIT); PER CONNECTOR	
24	0040850	UNIRAC FLASHLOC MOUNTING KIT, BLACK, WITH BOLTS, HARDWARE & SEALANT	
12	BHW-MI-01-A1	IRONRIDGE MICROINVERTER BONDING HARDWARE, T-BOLT	
6	XR-100-168B	IRONRIDGE XR100 RAIL, 168", BLACK	
4	XR-100-SPLC-M1	IRONRIDGE XR100 BONDED SPLICE WITH SELF TAPPING SCREWS	
8	XR-100-CAP	IRONRIDGE XR100 END CAP	
20	UFO-CL-01-A1	IRONRIDGE UNIVERSAL MODULE CLAMP, BLACK	
8	CAMO-01-M1	IRONRIDGE HIDDEN END CAM	
2	XR-LUG-03-A1	IRONRIDGE GROUNDING LUG, LOW PROFILE	
SEE SHT 5		LABELS	
1	X-IQ-AM1-240-3	ENPHASE IQ AC COMBINER 3, WITH ENPHASE IQ ENVOY	
1	BR220	20A/2P BREAKER	
1	THQL2120	GE 20A/2P BRANCH BREAKER	

AHLSFROM RESIDENCE		6841 EAST 300 NORTH, HUNTSVILLE, UT 84317		BILL OF MATERIALS		Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.	
REV #	REVISION NOTE	DATE	DRAWN	DATE	1/28/2020	JOB NO.	201
				CHECKED BY	JDO	DESIGN BY	JDO
				APPROVED BY	AP	REVISIONS	0





LAND USE PERMIT

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

Tax ID # 200100033

Address of Structure 345 N 6800 E Huntsville, UT

Name & Address of Owner/Owners Andy + Joann Hedges

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 11/5/2020

Set Backs Approved: Yes ☒ No ☐

Set back approved by Rex. Must stay 10 feet from
off set back property line and 10 feet from side property line.
Any special stipulations and conditions of the Site Plan Review: See above

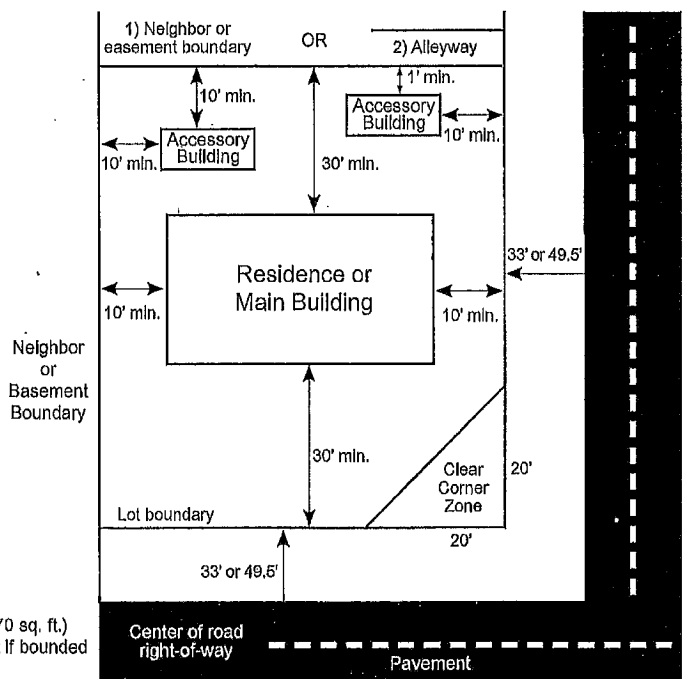
Huntsville Planning Commission Chairman

Property Owner Signature

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

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

Huntsville Town Residential Zone Setbacks



HUNTSVILLE TOWN BUILDING PERMIT APPLICATION

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

Date of Application 10/22/2020		Date Work Begins 11/05/2020		Date Permit Issued		Permit Number	
Proposed Use(s) of Structure ☐ Residence ☐ Basement ☐ Mechanical ☐ Plumbing ☐ Garage ☐ Remodel ☐ Electrical ☐ Addition ☐ Commercial ☐ Recreational ☐ Accessory Bldg ☒ Other (Specify) New PV Solar Install				BUILDING FEE SCHEDULE			
				☐ Rough Basement		Building Fee	
				☐ Finished Basement			
				Garage sq. ft.		Occupancy Group	
						Electrical Fee	
Building Address 345 N 6800 E Huntsville UT 84317				Bldg Type		R Value	
Parcel/Tax ID #				# of Bldgs		Walls Roof	
						Plumbing Fee	
Lot # Subdivision Name (if applicable)				# of Stories		# of Bedrooms	
						Plan Review Fee	
Total Parcel Area (acres or sq. ft.) Total Building Footprint (sq. ft.)				# of Dwellings		# of Stories	
						Culinary Impact Fee	
Property Owner Name Andrew and Joann Hedges				Type of Construction		Culinary Connection Fee	
Mailing Address 345 N 6800 E Huntsville UT 84317				☐ Frame ☐ Brick Var. ☐ Concrete		State Fee (1%)	
Email [REDACTED]				☐ Brick ☐ Block ☐ Steel		TOTAL	
Architect/Engineer Phone				Max Occ. Load Fire Sprinkler (Y/N)			
General Contractor Elite Solar Electric / Tyler Gordon				Bond Required (Y/N)		Bond Amount	
Business Address, City, Zip 2169 W 8910 S West Jordan UT 84088				Weber Fire District Fee Receipt Number		Date Paid	
Email smw@ruralpl.us				Building Official Notes:			
License Number 210-268-9135							
Electrical Contractor Phone							
Business Address, City, Zip							
Email License Number							
Plumbing Contractor Phone							
Business Address, City, Zip							
Email License Number							
Mechanical Contractor Phone							
Business Address, City, Zip							
Email License Number							
LAND USE REVIEW CHECKLIST							
Zone		Lot Area		Lot Frontage		Building Height	
Front Setback		Left Side Setback		Right Side Setback		Rear Setback	
Land Use Notes: 							
I hereby certify that I have read and examined this application, know the same to be true and correct, and agree to the provisions herein.							
Susan Williamson Signature of Contractor or Authorized Agent Date 10/22/2020							
Andrew Hedges Signature of Owner (if owner) Date 10/22/2020							
Payment of Fees \$ ☐ Cash ☐ Check Date							

INDEX	
Sheet Number	Sheet Title
1	TITLE
2	INDEX-LEGEND-MECHANICAL DETAILS & NOTES
3	PLAN LAYOUT
4	STRING LAYOUT & ELECTRICAL INTEGRATION
5	SINGLE LINE INTERCONNECTION DIAGRAM & LABELING
6	ELECTRICAL CALCULATIONS, NOTES & DETAILS
7	BILL OF MATERIALS
**	ELECTRICAL & MECHANICAL EQUIPMENT CUT SHEETS

**SEE ATTACHED CUTSHEETS FOR EQUIPMENT MANUFACTURER SPECIFICATIONS.

NOTES:

1. ALL EQUIPMENT AND PRODUCTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. SEE ROWRIDGE CUTSHEETS FOR INSTALLATION DETAILS.
3. ARRAY WIRE MANAGEMENT SHALL BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE AND HELD OFF THE ROOF SURFACE.
4. EGC's SHALL BE RUN WITH ASSOCIATED CIRCUIT CONDUCTORS IN ACCORDANCE WITH NEC 690.43(C)
5. INSTALLER TO VERIFY PROPER GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50.
6. ALL INSTALLATIONS SHALL COMPLY WITH 2018 BUILDING CODES & 2017 NEC.
7. RAIL MIDCLAMPS CAN ONLY BE POSITIONED ±3" OF MOUNTING HOLE.

HEDGES RESIDENCE		345 NORTH 6800 EAST, HUNTSVILLE, UT 84317		INDEX-MECHANICAL DETAILS & NOTES		Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.	
DATE:	02/02/20	JOB NO:	7800	DESIGN BY:	ADD	CHECKED BY:	MP
REVISION NO:	0						
2		of		7			
REV #		REVISION NOTE	DATE	DRAWN			

NOTES:

1. CENTER AND FIELD ADJUST ARRAY FOR BEST PLACEMENT.
2. INSTALL CONDUIT IN TRENCH ACCORDING TO NEC TABLE 300.5.

	A	B	C
1.	DESCRIPTION		
2.	ARRAY	TILT	AZIMUTH
3.	#1	25°	180°

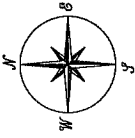
GROUND MOUNT

JINKO JKL120W-60HL 320W MODULES
EMPHASE 07-60-2-US INVERTERS
24 @ 320W = 7.68KW
SEE ATTACHED SHEET FOR DETAILS

FIRE FIGHTER ACCESS - !!!



6800 EAST



ARRAY SQUARE FOOTAGE	
MODULE AREA	442.83
TOTAL ARRAY AREA	18.5

REV #	REVISION NOTE	DATE	DRAWN

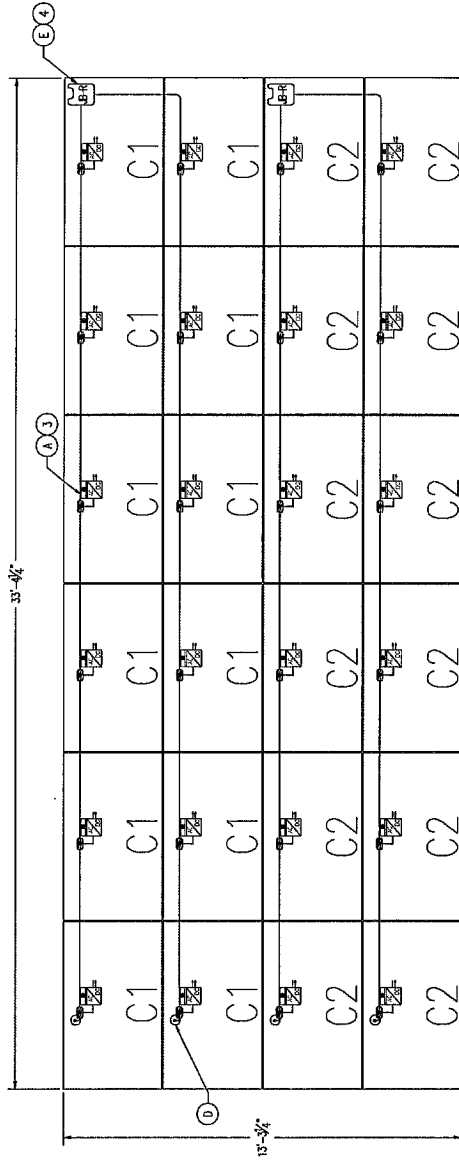
HEDGES RESIDENCE	
345 NORTH 6800 EAST, HUNTSVILLE, UT 84317	
PLAN LAYOUT	
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.	

DATE	10/26/2020
JOB NO.	200
DESIGN BY	JED
CHECKED BY	JED
REVISIONS	0

SCALE: 1" = 300'

3 OF 7

ARRAY	MODULES	ORIENTATION
1	24	LANDSCAPE



LEGEND	
A	ENPHASE MICROINVERTERS
B	SOLARBOX
C	CABLE CONNECTOR
D	BRANCH TERMINATIONS
E	JUNCTION BOX R

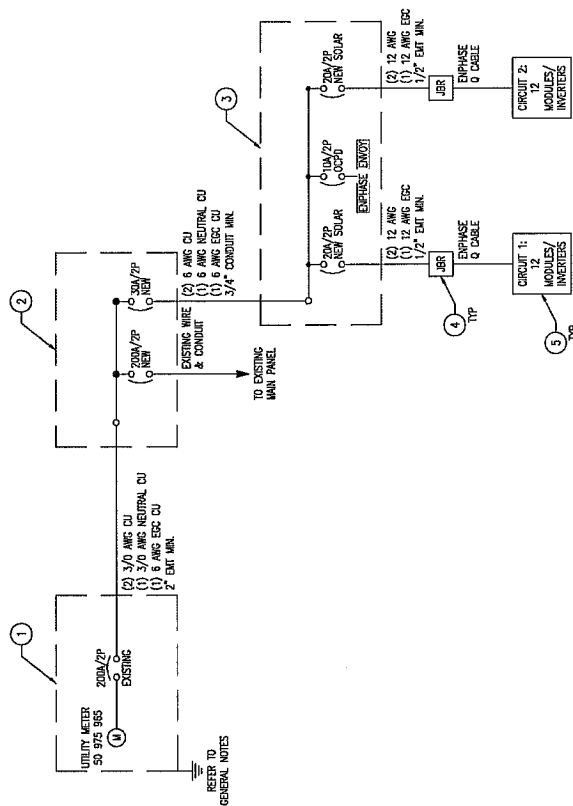
NOTES:

1. MODULES ARE BONDED TO RAILS USING ROBRIDGE BONDING MID CLAMPS. SEE CUT SHEETS FOR DETAILS.
2. ARRAY IS TO BE BONDED TO THE CIRCUIT ECC AT A SINGLE POINT PER ROW WITH A LISTED BONDING LUG USING BARE 6 AWG COPPER, AS PER NEC 680.43.
3. SEE CUT SHEETS FOR ENPHASE INVERTER CABLING ACCESSORIES SPECIFICATIONS AND DETAILS.
4. SEE CUT SHEETS FOR COMBINER/ENCLOSURE SPECIFICATIONS.
5. SINGLE MODULES REQUIRE ALL METAL PARTS AND MODULE FRAMES, TO BE BONDED TO #6AWG ECC, UTILIZING A LISTED BONDING LUG.

SCALE: NO SCALE

HEDGES RESIDENCE		DATE	10/25/2022
345 NORTH 6800 EAST, HUNTSVILLE, UT 84317		JOB NO.	230
STRING LAYOUT & ELECTRICAL INTEGRATION		DESIGN BY	JDO
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.		CHECKED BY	MP
		REVISIONS	0
		4 of 7	

- NOTES:
1. EXISTING 2004 RATED MAIN WITH 2004 MAIN BREAKER, 240/120V, 2P
 - 1A. DISCONNECT EXISTING CONDUCTORS ON LOAD SIDE OF 2004/2P MAIN BREAKER
 - 1B. INSTALL NEW CONDUCTORS BETWEEN LOAD SIDE OF EXISTING 2004/2P MAIN BREAKER AND NEW 2004 RATED (MINIMUM) ELECTRICAL PANEL, 240/120V, 2P, NEMA 3R.
 2. NEW 2004 RATED (MINIMUM) ELECTRICAL PANEL, 240/120V, 2P, NEMA 3R.
 - 2A. INSTALL NEW 2004 RATED BRANCH BREAKER.
 - 2B. RE-FEED EXISTING CONDUCTORS PREVIOUSLY CONNECTED TO LOAD SIDE OF 2004/2P BREAKER AND TERMINATE ON LOAD SIDE OF NEW 2004/2P BRANCH BREAKER.
 - 2C. NEW 2004/2P BRANCH BREAKER TO ACCOMMODATE SOLAR CONNECTION.
 3. NEW 125 AMP ENPHASE IQ AC COMBINED 3 BDK.
 4. SNAPRACK JUNCTION BOX 6.
 5. JINKO JAKKAZION-SUNBI MODULES, ENPHASE IQ7-60-2-US MICRO-INVERTERS WITH 1.0 POWER FACTOR AT RATED POWER AS PER MANUFACTURER, ENPHASE C CABLE.
 6. SEE SITE PLAN FOR EQUIPMENT LOCATIONS.
 7. SEE SHEET 6 FOR GENERAL ELECTRICAL NOTES.



LABELING:

2017 NFC COLLES ARTICLE 590
LABLING

TO BE INSTALLED AT THE UTILITY/METER

TO BE INSTALLED ON PV DISCONNECT

1-800-705-10
PARALLEL ON-SITE
SOLAR GENERATION

WARNING
ELECTRIC SHOCK HAZARD

TO BE INSTALLED ON MAIN SERVICE
DISCONNECT LABEL MUST BE PRINTED IN
OR. FONT HEIGHT & YELLOW BACKGROUND

TO BE INSTALLED ON PV DISCONNECT

TURN FILING SHUTDOWN
INSTEAD TO THE
"OFF" POSITION TO
SHUTDOWN PV SYSTEM
AND REDUCE
BATTER CHARGE
IN THE ARRAY

GENERATION DISCONNECT

NEC 690.56(c)(3)

RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM

TO BE INSTALLED ON PV DISCONNECT
NEC 690.13(B)

PHOTOVOLTAGE AC DISCONNECT
MAX. AC OPERATING CURRENT: 25A
MAX. AC OPERATING VOLTAGE: 240 V

DATE:	10/21/2020
JOB NO:	200
DESIGN BY:	JDO
CHECKED BY:	NP
REVISION NO:	0

5 OF 7

25

HEDGES RESIDENCE

800 EAST, HUNTSVILLE, UT 84317

INGLE LINE INTERCONNECTION DIAGRAM & LABELING

replication of any or all of the design will be subject to prosecution.

VOLTAGE DROP CALCULATIONS

FROM	TO	VOLTAGE	PHASE	CONDUCTOR	# INVERTERS	WIRE SIZE	LENGTH	CIRCULAR MILS (CM)	CU/AL CONSTANT (K)	VOLTAGE DROP	TOTAL VOLTAGE DROP	VOLTAGE DROP %	TOTAL VOLTAGE DROP %
WORST CIRCUIT (2) (Inverter 24)	WORST CIRCUIT (1) (Inverter 24)	240	1	CU	12	12	12	(1)	(1)	1.32	1.32	0.55%	0.55%
JUNCTION BOX #2	WORST CIRCUIT (2) (Inverter 13)	240	1	CU	12	12	10	6530	12.9	0.47	1.79	0.20%	0.75%
PV AC COMBINER PANEL	JUNCTION BOX #2	240	1	CU	12	12	10	6530	12.9	0.48	2.28	0.20%	0.95%
POINT OF INTERCONNECTION	PV AC COMBINER PANEL	240	1	CU	24	24	6	26351	12.9	3.45	5.71	1.45%	2.39%

(1) SEE EMPHASIS 0 CABLE VOLTAGE RISE TABLE IN CUTSHEET PACKAGE

GENERAL ELECTRICAL NOTES:

- IF REQUIRED, AS PER NEC 705.12(B)(2)(3)(4), LOAD SIDE INTERCONNECTED BREAKERS TO BE INSTALLED AT OPPOSITE END OF BUSBAR FROM INPUT FEEDER.
- ALL CONDUCTORS SHALL BE 90° C THWN-2 COPPER UNLESS OTHERWISE NOTED.
- MAXIMUM OF ONE 1/2" LF-B CABLE PER 1/2" CONDUIT AND TWO 3/4" LF-B CABLES PER 1" CONDUIT, AS PER THE NEC CODE.
- ROCKY MOUNTAIN REQUIRES ANY SYSTEM OVER 100W DC HAVE A DISCONNECT THAT IS MANUAL, LOCKABLE, LOAD BREAK, HAVE A VISIBLE BREAK, AND BE LOCATED WITHIN 10 FEET OF THE UTILITY METER. IF LOCATED ELSEWHERE, AN APPROVED DIRECTORY DENOTING IT'S LOCATION MUST BE INSTALLED AT THE UTILITY METER.
- THE SIGN MUST BE REFLECTIVE, WITH ALL LETTERS CAPITALIZED, AND LETTERS ARE AT LEAST 3/8" IN HEIGHT, WORKING MUST ALSO BE WHITE ON A RED BACKGROUND.
- VERIFY PROPER GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250.50.
- ANY WHITE/NEUTRAL CONDUCTOR BEING PART OF CABLE ASSEMBLY USED AS A PHASE CONDUCTOR SHALL BE RE-IDENTIFIED USING RED TAPE AT ITS TERMINATION POINTS. TAPE SHALL BE APPLIED IN ANY LOCATION WHERE CONDUCTOR IS VISIBLE AND ACCESSIBLE IN ACCORDANCE WITH NEC 200.7(C)(1).
- ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE WORKING CLEARANCE REQUIREMENTS DEFINED IN NEC 110.26.
- ELECTRICAL EQUIPMENT SHALL BE IDENTIFIED BY LABELS. ALL ELECTRICAL EQUIPMENT SHALL BE IDENTIFIED TO BE THE MANUFACTURER'S TYPE AND SPECIFIED IN ELECTRICAL DIAGRAM. IF INSTALLATION MEETS NEC CODE AND MANUFACTURER REQUIREMENTS.

LEGEND

- ⊙ — CIRCUIT BREAKER
- ⌋ — UTILITY DISCONNECT
- ⌋⌋⌋ — FIRE FIGHTER ACCESS
- Ⓜ — UTILITY METER
- Ⓜ — PRODUCTION METER
- Ⓜ — GROUND SYMBOL

ATTACHMENT POINT DETAIL



NOT APPLICABLE

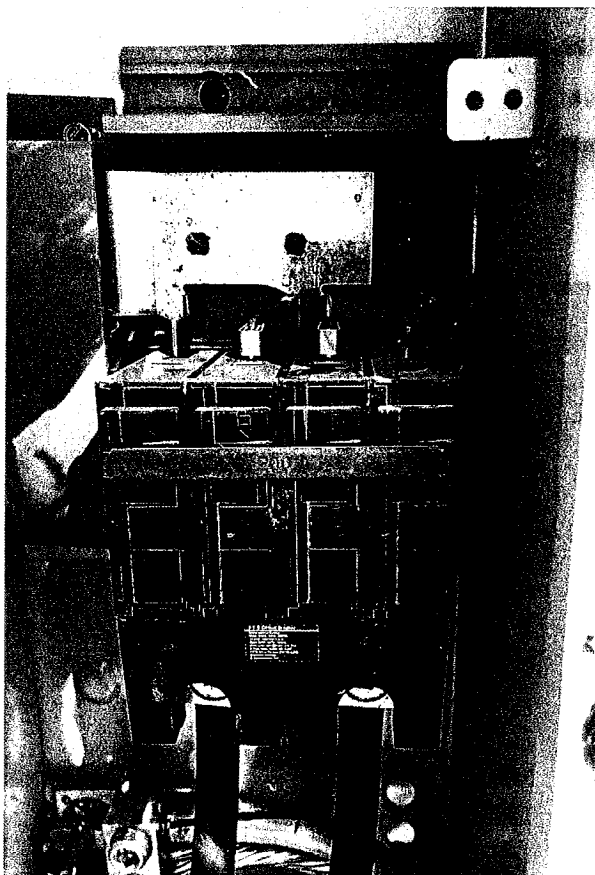
DATE	10/22/2022
JOB NO.	250
DRAWN BY	JFO
CHECKED BY	MP
REVISION NO.	0
6	7
HEDGES RESIDENCE	
345 NORTH 6800 EAST, HUNTSVILLE, UT 84317	
ELECTRICAL CALCULATIONS-NOTES & DETAILS	
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.	
REV #	REVISION NOTE
DATE	DRAWN

BILL OF MATERIALS

QTY	ITEM #	DESCRIPTION	DESIGN REMARKS
24	JKM320M-60HBL	JINKO 320W MODULE	
24	IQ7-60-2-US	ENPHASE IQ7 INVERTER	
2	242-01104	SNAP N RACK JUNCTION BOX R	
24	D52-10113	ENPHASE Q CABLE 240 (LANDSCAPE); PER CONNECTOR	
4	300-07707	ENPHASE Q BRANCH TERMINATOR	
12	XR-1000-168A	IRONRIDGE XR1000 RAIL	
36	UFO-CL-01-A1	IRONRIDGE UNIVERSAL MODULE CLAMP, BLACK	
24	CAMO-01-M1	IRONRIDGE HIDDEN END CAM	
1	XR-LUG-03-A1	IRONRIDGE GROUNDING LUG, LOW PROFILE	
8	70-0200-SCA	IRONRIDGE SCA TOP CAP AT 2"	
24	GM-BRC-002	IRONRIDGE GROUND MOUNT BONDED RAIL CONNECTOR 2"	
4	70-0200-CBR	IRONRIDGE SCA 2" BRACE ASSEMBLY	
1	XR-1000-CAP	XR1000 END CAP	
4 X (5' 5")		2" PIPE/TUBING - SOUTH PIERS	123' 10" TOTAL PIPE LENGTH
4 X (8' 11")		2" PIPE/TUBING NORTH PIERS	
2 X (33' 4")		2" PIPE/TUBING - CROSS PIPES	
SEE SHT 5		LABELS	
1		200 RATED (MINIMUM) ELECTRICAL PANEL, MLO, 240/120V, 2P, NEMA 3R	SUGGESTED PART: HOM12L225PRB
1		200A/2P BRANCH BREAKER	SUGGEST PART: HOM2200BB
1		30A/2P BRANCH BREAKER	SUGGESTED PART: HOME 230
1	X-IQ-AM1-240-3	ENPHASE IQ AC COMBINER 3, WITH ENPHASE IQ ENVOY	ENPHASE CELL MODEM MAY BE REQUIRED DEPENDING ON INTERNET SIGNAL STRENGTH AT COMBINER.
2	BR220	20A/2P BREAKER	

HEDGES RESIDENCE
345 NORTH 6800 EAST, HUNTSVILLE, UT 84317
BILL OF MATERIALS
Proprietary design of VPP ENGINEERING. Any unauthorized use or replication of any or all of the design will be subject to prosecution.

DATE: 10/20/2020
JOB NO: 200
DESIGN BY: JAO
CHECKED BY: NP
REVISION NO: 0





LAND USE PERMIT

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

Tax ID # 240100018

Address of Structure 241 S. 7600 E

Name & Address of Owner/Owners Chris Stevenson

The above described Site Plan has been reviewed for setback compliance by the Huntsville Town Planning Commission on: 10/26/2020

Set Backs Approved: Yes ☒ No ☐

Any special stipulations and conditions of the Site Plan Review: _____

Conditionally approved by Rex Harris - Bring to PC on 12/10/2020

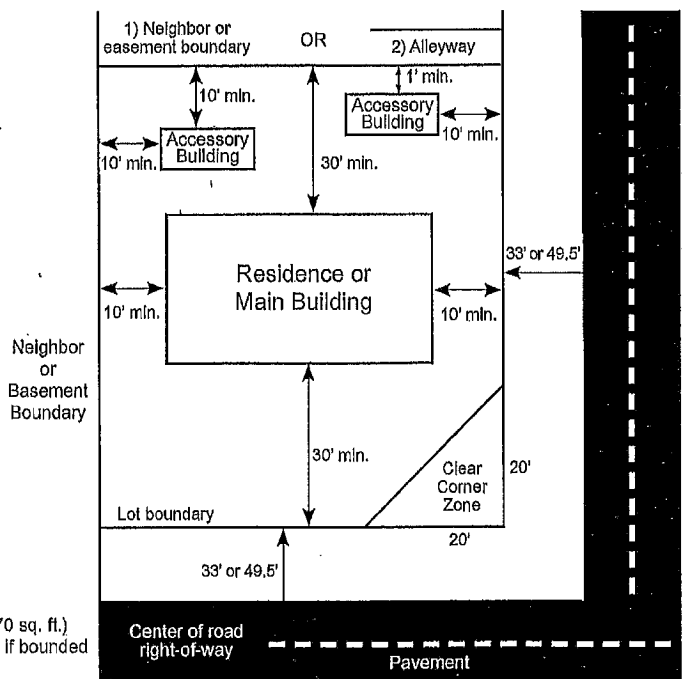
Huntsville Planning Commission Chairman

Property Owner Signature

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

- Minimum lot size = 0.76 acre (32,670 sq. ft.)
- Minimum width = 130 feet (120 feet if bounded by an alleyway)

Huntsville Town Residential Zone Setbacks



Beckki Endicott

From: Rex Harris
Sent: Tuesday, October 27, 2020 8:44 AM
To: Beckki Endicott
Subject: Re: Scanned image from MX-2600N

Beckki,

I am ok with issuing a land use permit and a self remodel permit for Chris on this.

Rex

From: Beckki Endicott <bendicott@huntsvilletown.com>
Sent: Monday, October 26, 2020 5:13 PM
To: Rex Harris <rharris@huntsvilletown.com>
Subject: Scanned image from MX-2600N

Reply to: <bendicott@huntsvilletown.com> <<bendicott@huntsvilletown.com>>
Device Name: huntsville township
Device Model: MX-2600N
Location: Not Set

File Format: PDF MMR(G4)
Resolution: 300dpi x 300dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

Request for Self-performed Remodel Permit

(For home remodel/repair)

Utah State Law requires that the State Construction Code is followed for all construction activities on any structure on your property. A building permit is required for all construction activities unless a waiver is granted by the Huntsville Town Building Authority or the construction is one of the following activities:

- Painting
- Siding (non-structural activity)
- Roofing (non-structural activity)
- Construction of a detached auxiliary structure, with no electrical or plumbing, under 200 ft² in size.

Do I qualify for a Self-Performed Remodel Permit?

A Self-performed Remodel Permit can be granted by the Huntsville Town Building Authority or their designee if all of the following stipulations are met:

- Work is for a remodel/repair of an existing home or for the construction/remodel/repair of an auxiliary building (with electrical and plumbing for any size building or for buildings larger than 200 ft²). (If more than 25% of the square footage of the home or auxiliary building over 200 ft² is worked on it will be considered as a new construction and will require a permit.)
- Work is self-performed by the owner or a close associate. This means that no compensation either monetarily or in kind for work performed on the project can be tendered.
- The home owner declares on this form all of the work that will be performed on the project receiving the Self-performed Remodel Permit.
- The home owner certifies by signing this document that they will abide by all of the Utah State Construction Code requirements in the construction of their project (including all applicable stamped plans by professionals licensed by the State of Utah)

What does a Self-performed Remodel Permit do for me?

If a Self-performed Remodel Permit is granted, the home owner will not be charged the fee normally associated with a building permit. Building inspections will be conducted for electrical, gas, mechanical and plumbing at the rate of \$100 per inspection. Signing this self-remodel permit form certifies that State Construction code will be followed by the property owner. This remodel permit will be good for one year from the time the Self-performed Remodel Permit is approved. After one year, if still needed, the homeowner will need to reapply for a Self-performed Remodel Permit.

What does a Self-performed Remodel Permit not do for me?

A Self-performed Remodel Permit does not allow the home owner to break the law. It is the responsibility of the home owner to understand and follow all applicable requirements in the State Construction Code. If the Town has reasonable knowledge that the State Construction Code is not being followed, then the homeowner may be summoned to a hearing with the Huntsville Town Planning Commission to determine if the requirements of the waiver are being met. The homeowner may be subject to penalties governed by law.

How does this affect other Permits I might need?

Land Use Permit

A land use permit issued by the Huntsville Town Planning Commission is required any time the height or the footprint of a structure on a home owner's property is changed. This is true for new construction or a remodel/repair of a structure. The land use permit is to verify that property setbacks or height regulations are being met.

Onsite Wastewater Permit

Any changes to the outdoor plumbing, septic tank, drain field or number of bedrooms in a home, an onsite wastewater permit is required by the Weber-Morgan County Health Department.

Information needed for a Self-performed Remodel Permit

Owner: CHRIS & MAVIS STEVENSON Phone: [REDACTED]

Owner Address: 241 SO. 7600 EAST

Project Address: (SAME)

Contact name/phone/email: CHRIS STEVENSON, [REDACTED]

Description of Work

ENCLOSE BACK PORCH TO CREATE
3-SEASON PATIO
- NO LOAD-BEARING WALLS
- NO ELECTRICAL
- NO PLUMBING

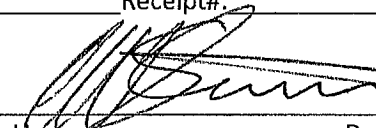
SOUTH EXPOSURE - 1 EXTERIOR DOOR, 1 WINDOW
WEST EXPOSURE - 3 WINDOWS
NORTH EXPOSURE - 1 WINDOW

By signing below, the owner certifies that all of the above information is accurate and represents the proposed work to be performed. Also, the owner certifies that they have read and understand the ordinances relating to land use and home repair/remodeling that are current at the time of this signing and agrees to abide by these ordinances and the State Construction Code. Having a Self-performed Remodel Permit does not grant the Homeowner any exemption from following the State Construction Code. If the Town has any reasonable suspicion that the home owner is not following the terms as outlined by this waiver, the homeowner will agree to appear before the Huntsville Town Planning Commission to recertify that the terms of this agreement are being met. Making a false statement and/or not following these ordinances are a Class C misdemeanor. The issuance of this Self-performed Remodel Permit will be effective for one year from the time of the Building Authority's Signature. The home owner may reapply for a Self-performed Remodel Permit if needed after one year.

Inspections Needed: N/A

Total Cost of Inspections: _____ Amount Paid: _____

Date Paid: _____ Receipt#: _____


Homeowner Date 10-24-20

Huntsville Building Authority Date

Request for Land Use Permit

October 26, 2020

From: Chris Stevenson

To: Planning Commission

Location: 241 S. 7600 East Parcel # 240100018

~~801~~ Chris Cell
~~XXXXXXXXXX~~

This request a land use permit for the enclosure of our back porch into a three-season patio

Existing structure:

Covered patio approximately 300 square feet.

Covering supported by load-bearing pillars

Floor is a poured concrete slab

PILLARS - PRESENTLY BEING REPLACED

Proposed Changes:

Enclose the south, west and north exposed sections of the patio with framed, non-load bearing walls.

Walls to include screened windows for sunlight and ventilation

One exterior door on the south side

Enclosure does not include new electrical or plumbing

Project does not extend the existing structure in any direction

Attachments:

Photo of rear patio

Enclosure sketch

Check for \$50.00 *pll receipt #8253*

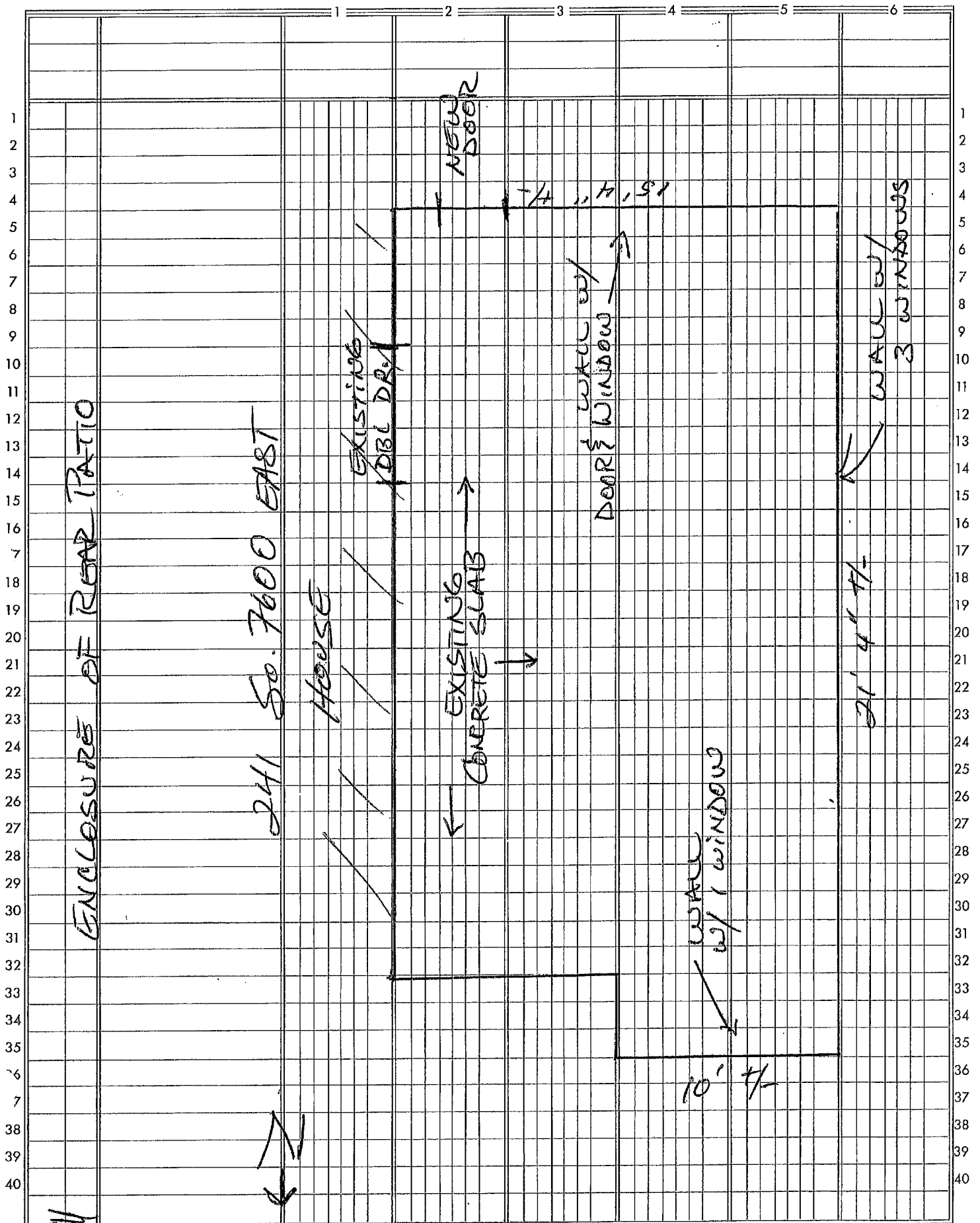


National® Brand

45-606
45-306

Eye-Ease®
2 - Pack
Made in USA

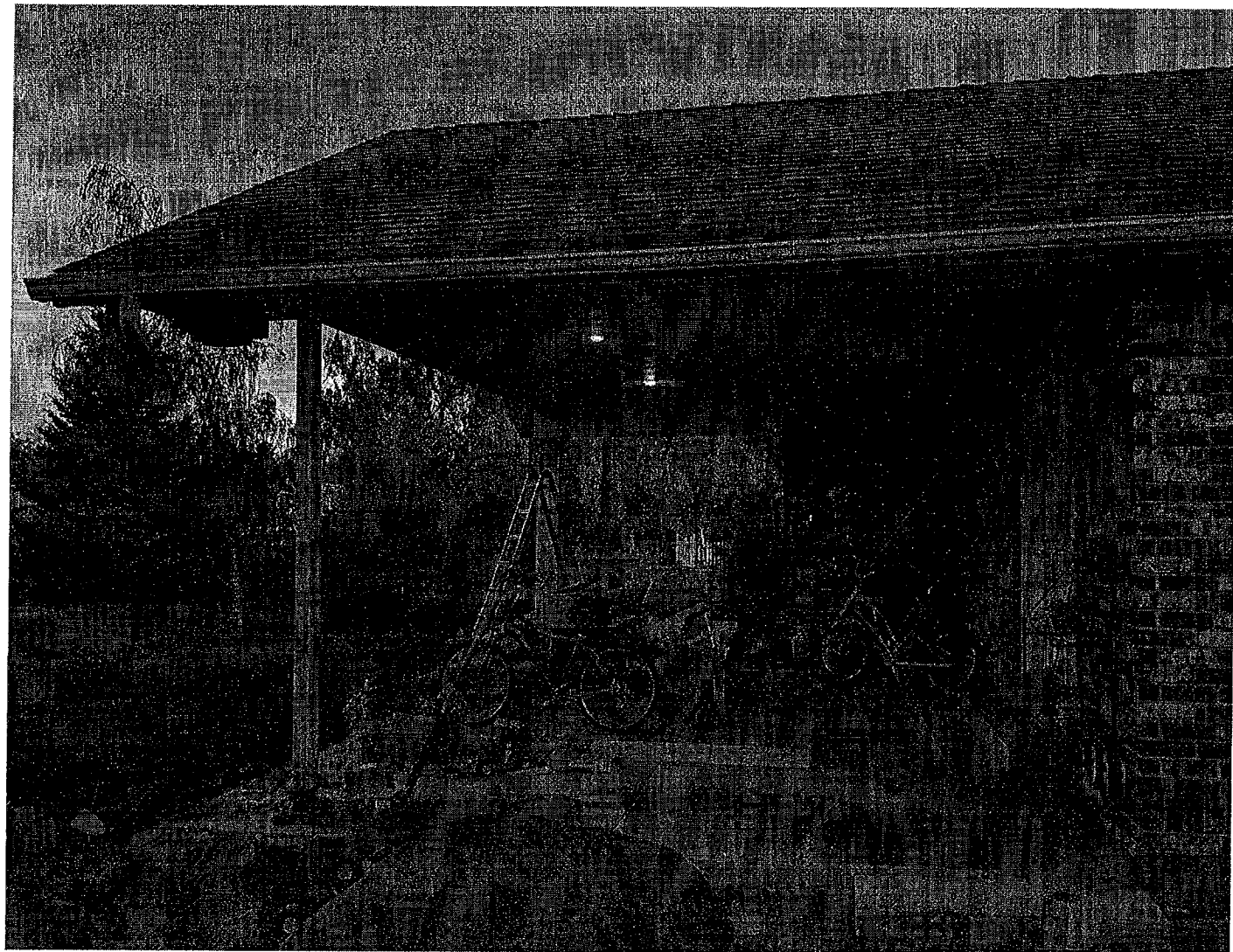
	Initials	Date
Prepared By		
Approved By		



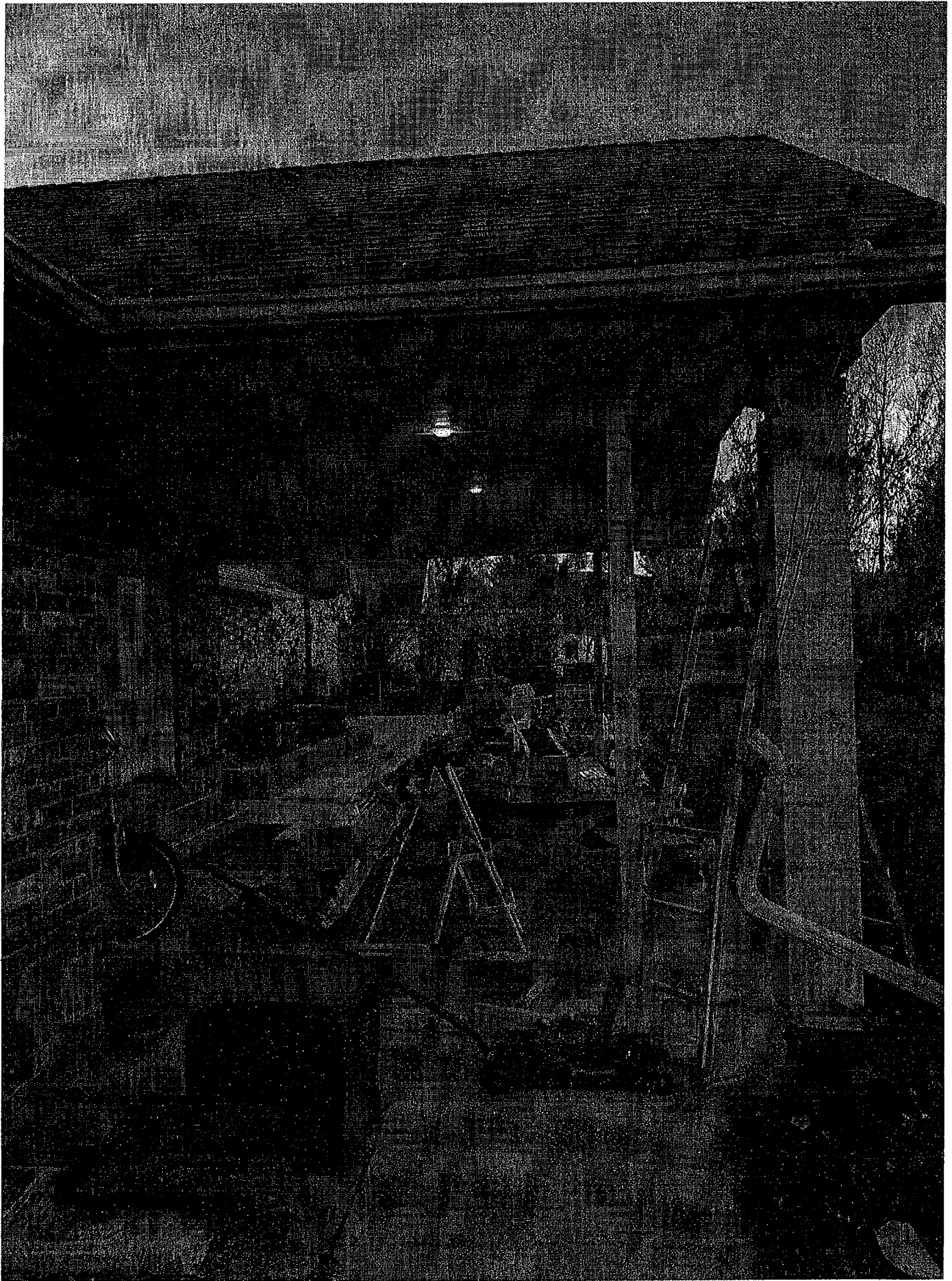


WEST SIDE VIEW

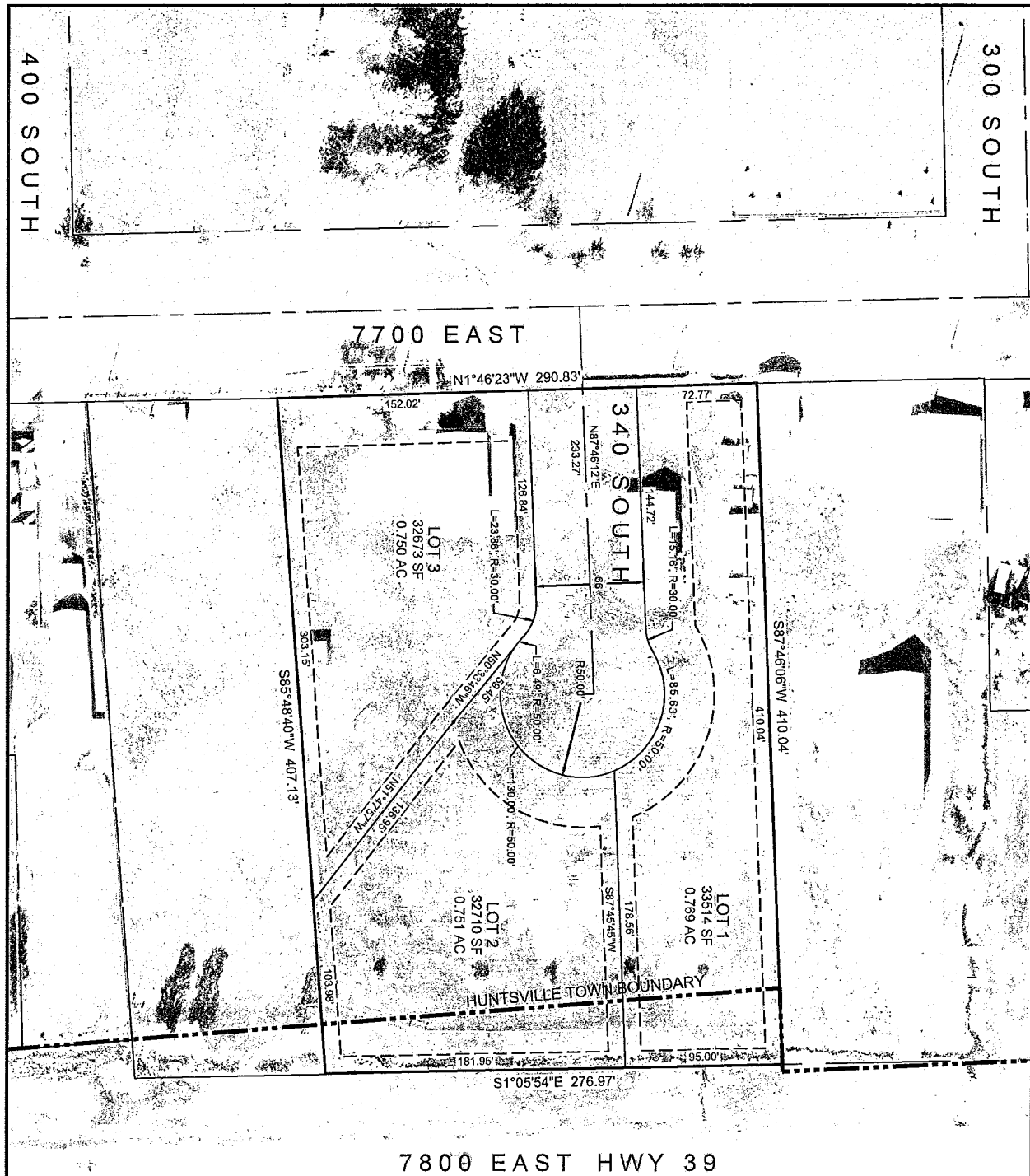
NOTE: PILLARS ARE BEING REPLACED



SOUTH SIDE VIEW

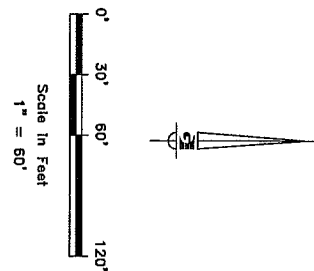


NORTH SIDE VIEW



7800 EAST HWY 39

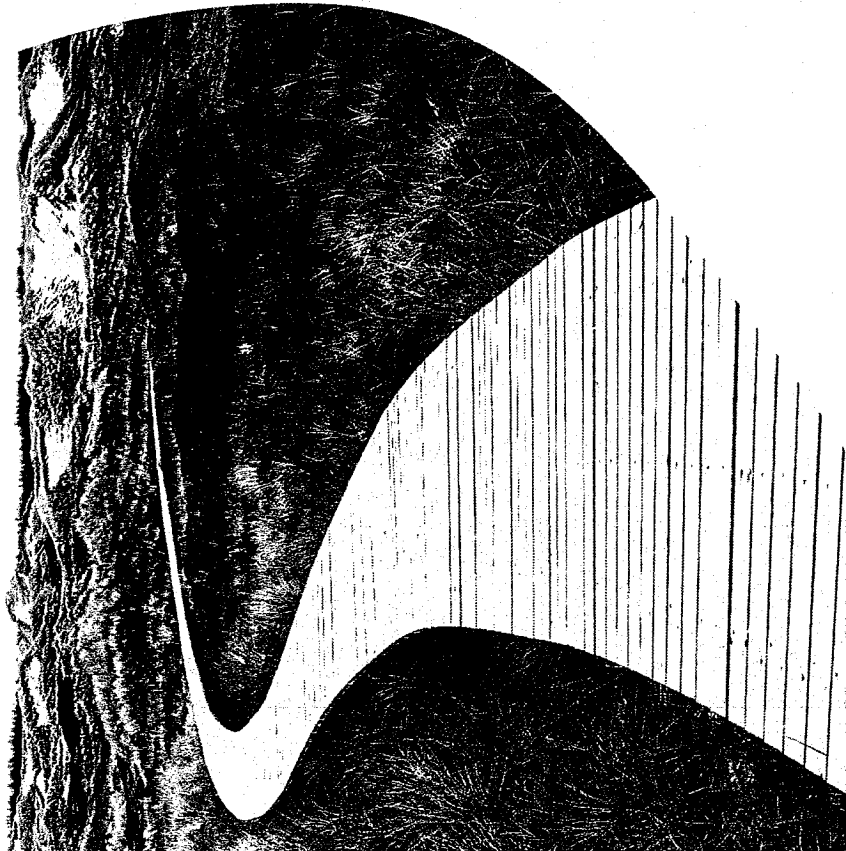
SITE SUMMARY:
TOTAL ACRES = 115.922 S.F. 2.66 AC.
ROADWAY DEED = 17,013 S.F. 0.39 AC.
3 LOTS = 98,897 S.F. 2.27 AC.
ANNEXATION = 10,485 S.F. 0.24 AC.



<div>1</div> <div>1</div>	<div><div><div>G</div><div>GARDNER ENGINEERING</div><div>CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</div></div></div>	JORDAN CURTIS	Revisions		Date: 2019
		CURTIS SUBMISSION	Date	Description	Scale: 1" = 60'
		340 S. 7700 E.			Designed: DESIGN
		HUNTSVILLE, WEBER, UTAH			Drafted: DRAWN
					Checked: CHECKED
		Path: R:\1801 - WDC SURVEY\20184 - JORDAN CURTIS\DESIGN.DWG			

2020 Huntsville Town General Plan

A Roadmap to Guide Planning for
the Future



Outline of General Plan

Unchanged Chapters:

- **Huntsville Town Vision Statement**
- **General Plan Objectives**
- **Current Status of Huntsville Town**
- **Approach to Meeting General Plan Objectives**

Huntsville Town Vision Statement

Updates in red:

Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley, including the immediate vicinity of the Town. We welcome the diversity that new residents offer the Town and at the same time are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth by ordinances that preserve this lifestyle via restrictions such as only allowing one family on a lot and not allowing overnight rentals.

General Plan Objectives

Unchanged from:

- 1) Managing and shaping growth via land use planning**
- 2) Wise management of our natural resources**
- 3) Increasing community involvement of residents**
- 4) Optimizing the quality of our public facilities and services**

Current Status of Huntsville Town

Updated to reflect changes since 2013, primarily due to growth:

- Clarified that in the R-1 zone a few smaller lots that historically exist are grandfathered to allow residential use, but if existing structures on these lots are replaced or remodeled, the new construction must comply with current building ordinances.
- Added description of water sources and improvements made to culinary water system
- Pointed out the parking ordinance and 'No Parking' signs around town that don't allow for reservoir visitor parking in Town during the busy reservoir usage season.

Approach to Meeting General Plan Objectives

Added:

- Points out major impact that could result from annexation as State law requires a town whose population exceeds 1000 to transition to a Class 5 city, which requires a new form of municipal government. Would require extensive planning, reorganization, hiring, costs, etc.
- Identifies due to increased infrastructure/management costs that would result, the Town has not annexed any large tracks of surrounding land.
- Identifies adoption of an SDP overlay ordinance for the C-1 zone to allow more flexibility in bringing about the goals and objectives of General Plan in future developments.

GENERAL PLAN

for

HUNTSVILLE TOWN, UTAH

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

This plan is organized to:

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

November~~MARCH~~ 7, 202013

1. HUNTSVILLE TOWN VISION STATEMENT

Huntsville Town is a small, semi-rural town located in the Ogden Valley of the State of Utah. With improved transportation access, the rapid growth of Northern Utah, and the impact of the 2002 Winter Olympics, the entire Ogden Valley is experiencing its own rapid growth in the latter 2000's. This growth is affecting the demographic and lifestyle of the Ogden Valley. While it is impossible to remain a town undergoing no changes, the citizens of Huntsville Town desire to grow in a planned and orderly manner. The Town's architecture is a blend of everything from original pioneer, to large, modern home styles. The Town's recent growth reflects the benefits and desirability of life in Ogden Valley with the emergence of a few large vacation homes and the rapidly escalating of the average home price. These results are changing the Valley's demographics to that of an older, higher income population, with some of the newcomers possessing a different viewpoint on the issues existing in the Valley.

~~and higher income level.~~ The most striking feature of the Town is generally considered to be the visual perspective given via the large lots and house setbacks and no curb and gutter, which combined with numerous trees and varieties of vegetation, imparts a village atmosphere. ~~Blended with the surrounding mountain vistas~~ The small, quaint downtown, large central park and surrounding mountain vistas provide the feeling is of a spacious, comfortable, western country living environment. The Town's character has been deeply influenced by the pioneer spirit, tolerance for and support of individual rights and sense of working together for the common good. It is not uncommon to see people on horseback or horse drawn carriages on the streets, or to spot migrating birds or even an occasional deer or moose. The Town was originally laid out around a farming/agricultural grid format, with large lots, wide streets and alleyways. It recognizes the shortage and cost of housing, and the cost of ownership of housing; but in order to maintain the lifestyle that has made the Town so livable and popular, the Town will continue to maintain the current regulations on [SH1] single family on a lot, not adding living space that can allow a second family, and overnight rentals. The Town recognizes this will place burdens on some residents, but believes it is an unfortunate result of growth that must be accepted to maintain the desired lifestyle.

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

Vision Statement for Huntsville Town

Huntsville Town residents enjoy a low population density, outdoor influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley, including the immediate vicinity of the Town. We welcome the diversity that new residents offer the Town, but Town and at the same time are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth by ordinances that in a way that preserves and hopefully enhances this lifestyle via restrictions such as only allowing one family on a lot and not allowing overnight rentals.

2. GENERAL PLAN OBJECTIVES

In order to enact the goals of the vision statement in Huntsville Town, its main components have been converted into objectives for this General Plan. Obviously, there is no plan that will satisfy the desires of every resident on every issue. The compromises that were established herein attempt to follow a majority consensus where one was expressed via the Town survey which is on file at the Town Hall. When appropriate, this plan is harmonious with the overall Master Plan for Ogden Valley prepared for and approved by the Weber County Commissioners. This General Plan is not so detailed that it stands alone, rather it provides the theme/goals to guide us in our decision making through the upcoming years.

Overall Objectives Derived from the Huntsville Town Vision Statement

- 1) Managing and shaping growth via land use planning**
- 2) Wise management of our natural resources**
- 3) Increasing community involvement of residents**
- 4) Optimizing the quality of our public facilities and services**

3. CURRENT STATUS OF HUNTSVILLE TOWN

A. Physical Description

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

The incorporated area of Huntsville Town is primarily west of State Route 39, a designated scenic highway passing through Ogden Canyon, running south of Pineview Reservoir, turning north and heading east of Huntsville Town until it intersects with County Road 166 where it turns east again and heads to Monte Cristo and Woodruff in Rich County. County Road 166 follows the northern half of Pineview Reservoir and connects with Eden and the North Ogden Pass road. The intersection of State Route 39 and County Road 166 is one of the busiest in the entire valley. There are only two streets that access the Town, both coming off the north-south running portion of State Route 39, which currently forms a large portion of the eastern Town boundary. All traffic entering or leaving town uses one of these two streets, both which are very busy during the summer season. The Town's streets are paved, but alleys running north-south midway through some of the blocks are not. All streets and alleys are owned and maintained by the Town. To the north, south and east of State Route 39 lies unincorporated Weber County land. To the south is a steep escarpment of about 40 feet, portions of it that are within the 100-year flood plain of the South Fork of the Ogden River. An additional connector road to Ogden Valley is State Route 167 commonly referred to as Trapper's Loop Highway that winds over the mountains to the ~~south~~^[SH2], and connects the Valley with Mountain Green and Interstate 84 in Morgan County.

Weber County's population was ~~251,866~~^{31,236} in 2017, with a growth rate of nearly 2% per year⁰. According to the U.S. Census, Huntsville Town's population was 553 in 1970, 557 in 1980, 541 in 1990, 649 in 2000 and 608 in 2010 and 638 in 2018. As of the date of this document, ~~t~~There are approximately 2469 dwelling units in Huntsville Town, with approximately ~~221~~⁰⁴ occupied by year-round residents. At this point, the Town is continuing to grow at a slow pace due to a, ~~however the growth has slowed due to the recent recession and shortage of vacant lots, there being few remaining building lots available in Town without resorting to subdividing~~. Should Huntsville's population exceed 1000, Utah State law would require a transition to a Class ~~53~~³ city, which would require a new form of municipal government.

B. Current and Proposed Land Use in Huntsville Town Boundaries

Huntsville Town has nine classes of zoned land use: 1) Residential (R-1), 2) Commercial (C-1), 3) Commercial Resort (CR-1), 4) Agricultural (A-3), 5) Park (P), 6) Shoreline (S), 7) Open Space, 8) Flood Plain (FP), and 9) Recreational (RC).. Figure One is a zoning map of the Town that shows currently only the R-1, C-1 and RC zones exist. Using a Geographic Information System (GSI) and a base map provided by Weber County Planning Department, the following acreage of various land uses were estimated:

Acres Per Land Use

Residential	259 acres
Commercial	13 acres
Agriculture/ Open Space	62 acres
Institutional and Parks/Recreation	24 acres
Roads	111 acres
Shoreline	12 acres
Reservoir/Wetland	46 acres
Culinary waterworks property	3 acres
Ogden Boat Club property	7.6 acres
Cemetery	9 acres
<hr/>	
Total 546 7.6 acres in Town boundaries	

Water treatment plant and storage tanks	1.3
Cemetery	9 acres
Landfill	40 acres

Total: ~~415~~0.3 acres additional land owned by

Town

1) Residential

Although residential land use is by far the largest category of land use, it comprises slightly less than half of the total area (478%). The residential zones are zoned R-1, with a minimum lot requirement of ¾ acre, which dates back to the original Town survey. The large lots include features such as large gardens areas, pastures, barns, corrals and other farm out buildings. Multifamily dwellings or multiple dwellings are not allowed on a single lot [RG3] [SH4]. There are a few smaller lots that historically exist and are grandfathered to allow residential use, but if existing structures on these lots are replaced or remodeled, the new construction must comply with current building ordinances. There are currently no multifamily dwellings, nor do the ordinances allow such. The area is zoned as R-1, with a minimum lot requirement of ¾ acre, which dates back to the original Town survey. The residential area includes two buildings listed on the State Register of Historic buildings. They are the birthplace and home of David O. McKay, former president and prophet of the Church of Jesus Christ of Latter-Day Saints, located at the corner of 200 South and 7600 East and the "Valley House" at 200 South and 7318 East, now a bed and breakfast inn.

2) Commercial

Commercial zones are located in two areas, the traditional center of town and a strip of land running along Highway [SH5] 39 along the southeastern corner of Town including a lot for the post office. The traditional town center is small (8.5 acres) and provides the Town with very little property or sales tax revenue. This area includes a building divided into small store spaces, the well-known Shooting Star Saloon, a reception hall, a church, a small restaurant, a storage barn, and vacant land where the Valley Elementary School once stood the Compass Rose Lodge which

opened in 2019. The southeastern commercial area on the east side of State Route 39 at 500 South contains Town houses the South Fork Village; the U.S. Post Office, the American Legion, and a parcel due north of the post office that was rezoned to C-1 and rezoned back to R-1 in 2019. major businesses of the Town, the South Fork Village. The Town is proposing a new commercial zone, the Commercial Highway Zone C-2, which can be used for future annexation of land on the east side on Town along Highway 39. [SH6]

3) Agriculture and Open Space

Huntsville originated as a Mormon agricultural village where the residents lived in town and farmed the surrounding area. Agriculturally available space in the Town itself is relatively small (less than 62 acres) currently composed of undeveloped R-1 lots. These areas are mostly used for light agriculture purposes such as grazing or maintaining animals.

4) Institutional, Parks and Recreation

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

5) Roads

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

6) Reservoir and Wetland

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

7) Shoreline

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

8) Cemetery

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

9) Landfill

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

10) Water Treatment Plant

The Town added a water treatment plant to its culinary water system in 2000, with a 1,000,000-gallon storage reservoir. The plant uses inline filtration and chlorine injection to provide excellent quality water to the community and a few customers outside of Town.

C. Present Zoning Regulations

Current land usage in Huntsville Town consists of property zoned in three of the nine zones, Residential, Commercial and Recreational. As mentioned in Section B. above, with the exception of three small commercial zones and one small private recreational zone, the entire town is zoned R-1. The Town land use ordinances contain additional zones that allow for flexibility with any land that might be annexed by the town. The R-1 (3/4-acre lot minimum) zone requirements reflect the western attitude of flexibility with the use of private property. The commercial areas are zoned C-1. The C-1 ordinance regulates business types, signage, and lot use issues under a conditional use arrangement. The [AV-3 [SH7] zone includes the possibility of cluster housing to provide for additional spacing options on large tracts of land. Figure One is a zoning map identifying the immediately adjacent areas to Huntsville Town that would be the first to be annexed and the concerns/zoning considerations for these areas.

No site construction is allowed until land use and a building permits are approved. The Building Official cannot issue a building permit if a Land Use permit hasn't been obtained first or if the proposed structure does not conform to the Town ordinances. A certificate of occupancy must be applied for along with an application for a building permit. A Building Inspector approved final inspection is required before a house may be occupied.

D. Community Services

1) Transportation

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

a. Road Maintenance

Huntsville Town obtains its road maintenance monies from the State Class B and Class C Road Funds. This State B & C Fund is maintained by taxes collected from gasoline sales and is distributed by a formula that divides monies among all roads in the state. Different categories of roads receive a specified number of points, which determines how much money

can be obtained from the fund. This money must be used for buying road equipment, road materials, maintenance and snow removal expenses, etc. Huntsville Town has received monies in the past to help with its road maintenance, such as CDBG (Community Development Block Grant) funds. As the roads age and the traffic increases, roads have become the largest budget item in the Huntsville Town budget and future projections are there will be a shortage of money to maintain the roads in good condition.

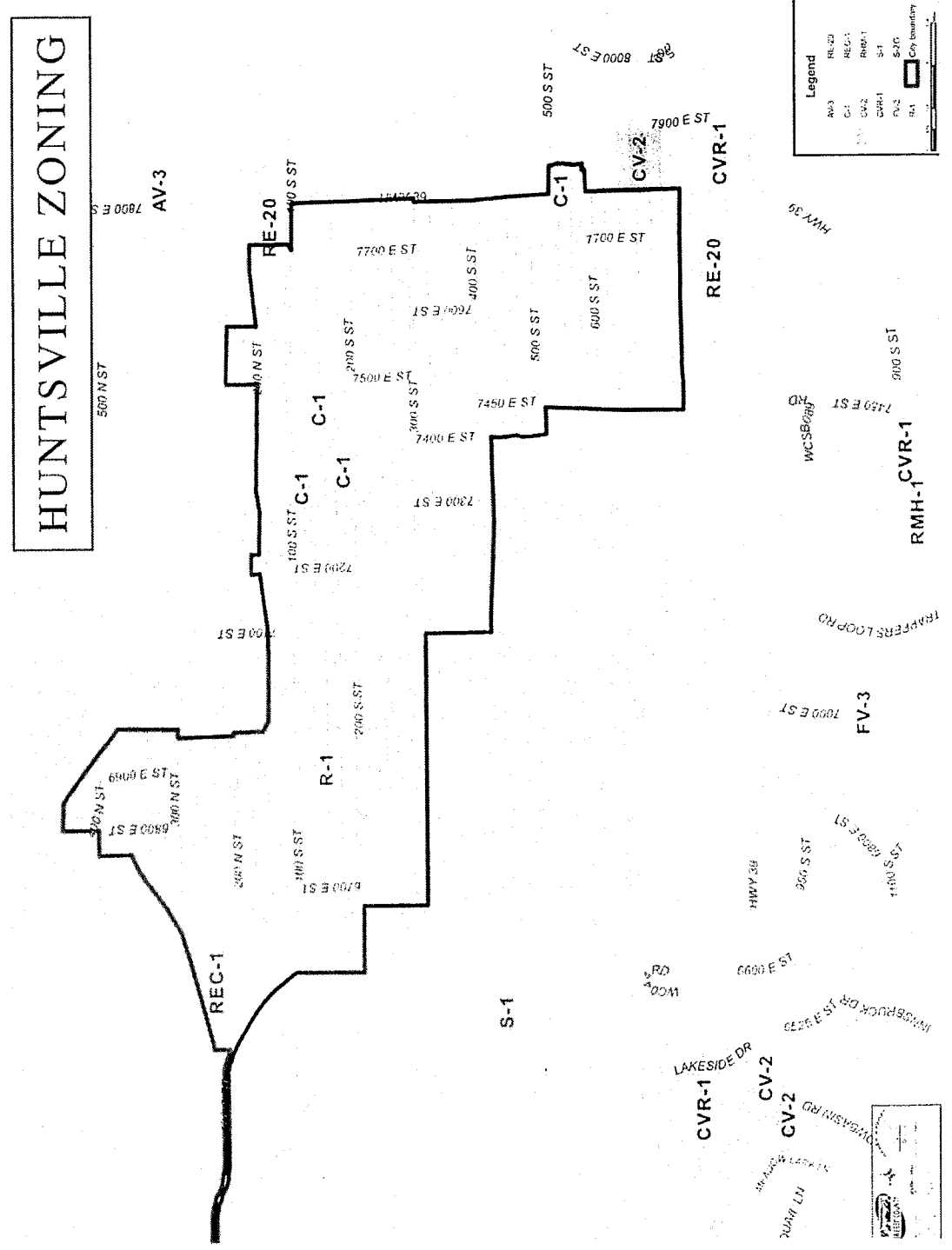


Figure One – Huntsville Area Zoning

In 1998, the Utah Technology Transfer Center at Utah State University conducted a survey and presented the Town a written report recommending several possible road maintenance plan options. Several of the recommendations were adopted by the Huntsville Town Council, thereby forming a basic road maintenance plan. With the consistently increasing costs of road maintenance and the changes that the roads have undergone since 1998, the Town needs to review the plan and adopt a revised/new Master Road Plan. The most significant road maintenance is required on First Street which sees large volumes of traffic in the warmer months since the addition of a boat ramp established Cemetery Point as the gateway to the Pineview Reservoir recreational area. After lengthy negotiations with the Cemetery Point concessionaire, Huntsville Town receives a portion of the entrance fees to help with the maintenance of First Street.

Alleyways, which are Town property, are a persistent problem. There are 23 alleyways in Town which a recent survey found 4 blocked with resident's belongings or illegally fenced off.

b. Pedestrian needs

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

c. Parking

There are no Town parking lots. The LDS church building in the center of town and the streets around the Town Park are used to park vehicles during large events, such as the Fourth of July. The Town has considered using a lot it owns across the street to the east of the Weber County Library for additional parking should the need arise in the future. is planning to develop a 40+ car stall parking lot immediately east of the Weber County Library. The Town has an ordinance that does not allow camping in vehicles overnight on public streets. During the summer season, visitors to the reservoir often park on Town streets and walk to gain access to the water or the facilities at Cemetery Point to avoid paying an entrance fee. This creates issues with trash, sanitation, vandalism, trespassing, and traffic congestion. The Town has passed a parking ordinance and now posts 'No Parking' signs around town that don't allow for reservoir visitor parking during the busy reservoir usage season.

2) Public Safety

a. Law Enforcement

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

b. Fire

Huntsville Town chose to be annexed into the Weber Fire District and contracts with them for emergency services. A new fire station recently opened several blocks east of Town. The response time to Huntsville Town from this station is approximately 1-2 minutes, while crews

traveling from Ogden City take approximately 15-20 minutes depending on urgency and location of the emergency. A recent survey of Town alleyways discovered several that are illegally blocked to an extent that they would prevent fire vehicles from getting close to buildings.

c. Animal Control.

At the present time, Huntsville Town employs Weber County Animal Control to handle domestic animal control concerns within the Town, supplemented by an Ordinance Control Officer. Huntsville Town has a dog leash requirement in its Animal Control ordinance that prohibits allowing dogs to roam freely, but occasional encounters with unleashed dogs occur.

d. Lighting

The Town has a lighting ordinance that specifies the type, size and location of lighting with the intent of protecting open (dark) skies. Overhead streetlights are located at numerous intersections, but there are no traffic lights in Town.

e. Signing

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

3) Public Utilities

a. Culinary Water Supply

Currently Huntsville Town receives its culinary water supply from three springs, flowing out of what is known as Bennett Springs, located on unincorporated property southeast of Town previously owned by the Abbey of Our Holy Trinity. Huntsville Town owns water rights to two of the springs and shares the rights to the third spring with the current property owners Abbey. The Town also owns a well near the culinary water plant and Hawkins Springs that are currently not in use. The Town has a modern water treatment plant housing ~~three~~ styles of filters (media, ~~and~~ bag and cartridge), which allow for filtering down to the micron level. The plant is currently undergoing refurbishment to replace obsolete equipment. The plant includes room for more filtering units in the event of future increased demand for water. After the ~~filtration~~ treatment process, the water is treated with chlorine and pumped to a one-million-gallon storage tank. The overall system is capable of handling additional residences, allowing for modest future growth. If substantial growth, e.g., a major sub-division, were to take place, upgraded facilities and distribution infrastructure would be required. In the 2000s, follow-on CBD grants allowed for several new water lines in Town to be installed, replacing and upgrading old lines and fire hydrants. 2018 CBDG and CIB grants allowed drilling for a Utah State mandated secondary water source. On April 9, 2018 the Town entered into an agreement with Huntsville Abbey Farm, LLC, the owner of the former Monastery farm, that allowed the Town to drill a culinary water well on Abbey property. Under the terms of the agreement, the Town is only allowed to withdraw water from the well during times of drought and if the total discharge of all the Town's spring sources falls below 150 gallons per minute. The Town is limited to a maximum withdrawal rate of 100 gpm and Huntsville Abbey Farm owns all of the well's capacity beyond the first 100 gpm. After one unsuccessful attempt, a good production well was developed that is under testing for State approval.

b. Irrigation Water Supply

The Town receives irrigation water from an underground delivery water system using a holding reservoir along the South Fork of the Ogden River east of Huntsville Town. The system is owned by the Huntsville Waterworks Corporation, composed primarily of Town residents, but independent of the Town. Low pressure issues exist on the far western side of Town during busy watering times.

c. Power

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

d. Refuse

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

e. Sewage

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

E. Environment

1) Soils

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

The Utaba cobbly loam, warm is a soil type formed by alluvium from stream flooding. It is characterized by the large rock fragments found on or close to the surface. Flooding on Utaba soils occurs mostly during late winter and spring. Most of the land is abandoned or fallow cropland, which can support fields of alfalfa and small grains with the use of commercial fertilizers and manure.

Flooding potential has hampered urban and recreational development of this soil, even though the threat for flooding has been greatly reduced with the introduction of Pineview and Causey reservoirs. In the town of Huntsville, the Utaba soils are found mostly along the north boundary

and along the northern shore of the peninsula leading to the cemetery. The water table is at a depth greater than six feet and is good for septic tanks unless flooded. There is also the possibility of ground water contamination.

The Phoebe fine sandy loam is found in the eastern half of Huntsville, bordered on the north by the Utaba soils and to south by a steep escarpment with the South Fork flood plain below. It is also found in the northwest part of town near the reservoir. This soil is good for homesites and other development; however, problems with septic tank drainage may occur during flooding, and contamination of ground water in such instances is likely.

Parley's loam, high rainfall is a soil that has a slow permeability and a slow runoff because it is mostly flat, although some of the soil must be leveled to insure proper distribution of irrigation water. It lies mainly on the western side of the town including most of the peninsula and the cemetery. While flooding is not an immediate threat because of its location above the South Fork floodplain, the slow absorption of water may cause septic tank problems. Contamination of ground water is also possible with the use of cesspools for sewage.

Immediately to the east of State Highway 39 the soils are mostly Eastcan loam (EaA), Canburn silt loam (Cb), and Crooked Creek silty clay loam (Ct). These soils have a slower permeability than the soils to the west, and also have a shallow depth to the water table, making them more susceptible to flooding. Of these three soils, the Eastcan loam has the best potential for building homes; however, it has a low load support, and septic tank problems can readily occur. Much of the Crooked Creek soil is classified as wetlands or wet meadows because the clay in the soil and lack of slope retards normal drainage. It occurs mostly to the northeast of the present town boundaries, close to Huntsville Spring Creek.

In the areas lying to the south of Huntsville Town are three very different soils: the Sunset loam (SwA), Nebeker clay loam (NrA), and the Ostler-Casey complex (OcG). The sunset loam is the floodplain of the south fork of the Ogden River and is rich in gravel and other sediments. While there is a possibility for future development, the high-water table makes flooding a potential problem, especially during the spring runoff. The high-water table also makes it difficult to have septic tank drainage, and cesspools may pollute ground water supplies. Much of this land is under consideration by the US Army Corps of Engineers for possible wetlands.

The Nebeker clay loam is found around the junction of State Routes 167 and 39 (Trapper's Loop) near the south shore of Pineview Reservoir. While suitable for homesites, it is a clay soil and therefore slow absorption and runoff poses a slight flooding hazard. Septic tanks can also pose a threat to water quality. The Ostler-Casey complex occurs along the foothills of the mountains along State Route 39 near the intersection with SR 167. Because it is a soil formed on the sides of mountains and foothills, it is susceptible of high erosion and slippage. Roads built in this area must conform to the low load capacity, and therefore high-density urban development is unlikely. Its location on the mountain makes it an excellent possibility for water storage; however, cesspools or septic tanks should not be used in this area.

2) Climate

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

a. Air Quality

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

3) Sensitive Areas

a. Wetlands

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

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

b. Floodplain

The only areas currently identified that are within a Federally determined floodplain are located south of Town where the South Forks of the Ogden River enter Pineview Reservoir. This floodplain and the associated shoreline areas are classified Zone A (probable 100-year flood occurrence) with no houses or development allowed without approved mitigative measures in place.

c. Slope

Most of Huntsville Town lies within the 0-8% slope classification, which is suitable for all forms of development. Proposed annexation to the east of Town would also fall into this category. Development on the escarpment dropping off to the South Fork flood plain and on the floodplain should be approached carefully.

d. Erosion

Because the townsite is on a flat lakebed of ancient Lake Bonneville, there is very little slope to the land and little erosion. The exception is near the southern boundary of the Town, where an escarpment drops approximately 40 feet to the South Fork flood plain. The slope is quite well vegetated, and does not appear to have serious continuing erosion problems.

F. Financial Condition

The Town has a history of sound fiscal responsibility, consistently maintaining a balanced budget in the range of \$400,000. The Town has no large sources of revenue, the largest amount coming from intergovernmental sources reflecting a proportional distribution of monies collected by the state and county

in gasoline and sales taxes. Beyond these revenues are property taxes, and charges for Town services such as ~~refuge~~~~refuse~~~~SH9~~ collection and culinary water. The following are the categories of current revenue sources for the town:

- a. Taxes – property, franchise, sales, liquor and gas.
- b. Rental income from Town owned property (two small buildings in the town center, landfill area).
- c. User/permit fees (park, building, cemetery, portion of boat ramp/beach fees).
- d. Enterprise funds (water and refuge).
- e. Fines and penalties.
- f. Donations, grants, 4th of July, and Huntsville Utah Marathon.

4. APPROACH TO MEETING GENERAL PLAN OBJECTIVES

4.1 Managing and Shaping Growth via Land Use Planning

While it enjoys a good relationship with the Weber County Commissioners, Huntsville Town has little ~~influences~~ say over how surrounding land in Weber County land is developed. Residing within incorporated Huntsville Town offers local residents the opportunity to play a greater role in how the/their property is developed. Based ~~on the~~ ~~[SH10]results of a Town survey~~ results and experience with developers, ~~and if affected property owners are willing, the Town is interested in annexing nearby land as a step in gaining greater control over the growth in its immediate vicinity. the Town has explored annexing nearby land as a step to gain greater control over the growth in its immediate vicinity.~~ The Town desires to preserve its existing grid system ~~lot~~ layout as much as land conditions and topography allows to maintain the feel of the historic Town. ~~However, but~~ the Town's A-3 zoning allows for some ~~[clusteringRG11][SH12]~~ of houses to take advantage of/preserve the natural features of the land and to maintain some open space. Where it represents the preservation of natural resources or open space, the Town ordinances allow for transfer of development rights and the Town supports placing land into trusts such as the Ogden Valley Land Trust. No annexation petition will be accepted without first assessing the Town's ability to deliver critical infrastructure (culinary water, traffic safety, road maintenance, etc.) currently provided to existing residents and ensuring the potential deficit of revenue vs. expense to the Town is not unreasonable. If the impacts required would be substantial enough in cost, the Town would levy impact fees on the developers of that land as a condition of the annexation approval. The Town does not own the secondary water system and being annexed does not have any bearing on whether a property can be hooked into the secondary irrigation system. Culinary water is not permitted for irrigation purposes. Property will be annexed into Town under its current zoning whenever possible. The Town ordinances have similar zones to Weber County but do not have an RE-20 (20,000 sq ft lot ~~size~~) zone. Figure Two represents the vision Huntsville Town has for the areas immediately surrounding the current Town ~~boundaries~~~~RG13~~.

A major impact that could result from annexation is the State law requiring a town whose population exceeds 1000 to transition to a Class 5 city, which would require a new form of municipal government. This would require extensive planning, reorganization, hiring, costs, etc.

4.1.1 The land currently qualifying for annexation is immediately north, east, and south of Town bordering either side of State Route 39 which roughly circles the Town and represents the major transportation corridor for this end of the Valley. No development will be allowed that requires the main vehicular access off State Route 39 unless safety and traffic concerns are adequately addressed with the Utah Department of Transportation.

The Town's future character will be reinforced or redefined by what happens at three critical locations:

4.1.1.1 Several pieces of Weber County property along both sides of Highway 39 to the immediate north and south of South Fork Village are currently zoned ~~for commercial development as AV-3 and undeveloped~~ (reference Figure One). With the building of the US Postal facility on the southwestern corner of the intersection of 500 South and State Route 39, this area was further established as one of two future hubs of the Town's commercial development. This ~~location area~~ has also been identified by Weber County as a potential receiving zone for transferred development rights. The Town is not in favor of a rezone to commercial and one long strip mall-type spread along State Route 39, rather believing that this land would best be developed with a mix of residential, commercial, and open spaces in park-type uses.

4.1.1.2 The area immediately south of the current Town boundary and west of State Route 39 has been proposed to the Town for annexation and development in the past. This area is zoned RE-20 and S-1 in Weber County, incorporates a FEMA-designated flood plain and will require careful planning to accommodate development. Due to increased infrastructure and management costs that would result, the Town has not annexed this land. The Town recognizes that some type of hotel facilities are desired by local businesses (i.e., ski resorts, etc.) to accommodate the tourists that visit the Valley and believes there is possibility of incorporating a mix of hotel/residential, commercial and park-like uses in this area, with a stress on the park uses to accommodate the land's sensitive nature.

4.1.1.3 Huntsville Town will continue to encourage suitable public and commercial development in the historic commercial center of Town, in hopes of maintaining its unique character. The demolition of Valley Elementary School made a significant negative impact on this area and has left the Town at a historic crossroads in its development based on the usage outcome of this approximately 5 acres of R1 zoned property. The Town was able to negotiate the purchase of this land and rezoned it C1. A Request For Proposal (RFP) was issued by the Town in fall 2012 to solicit interested potential developers. The southwest portion of the property was sold to a developer and now houses the Compass Rose Lodge and space for another building.

4.1.2. **Annexation Proclamation boundary.** The area that would be considered for annexation into Huntsville Town is depicted by the black border in Figure Three and is contained in the Huntsville Town Annexation Policy Plan. The boundary line represents a maximum potential town boundary and is based on elevation, which dictates the areas that could be supplied adequate culinary water pressure with the current culinary water system. The shaded area on the map depicts areas immediately adjacent to the present Town boundaries that Huntsville Town is currently considering for annexation.

4.1.4 An SDP overlay ordinance specifically for the C-1 zone was adopted to allow more flexibility in bringing about the goals and objectives of this General Plan in future developments. The regulations and development standards of an SDP overlay may vary from the standards of the C-1 zone, but only after a detailed review and approval of the Town government.

4.2 Wise Management of our Natural Resources

Huntsville Town recognizes that wildlife specific habitat, wetlands and open space are necessary to support the maintenance of the Valley's wildlife species, which in turn enriches the quality of life in the Valley. Of primary concern are the impacts involving wetlands, water aquifers and floodplains.

4.2.1 The Town recognizes there are natural sensitivities existing on much of the surrounding undeveloped land and feels it necessary to require appropriate sensitive land studies be conducted to evaluate the impacts of any rezoning or development prior to issuing building permits. Sensitive lands analyses must consider the impacts to both human and wildlife habitats. The Town has a Sensitive Lands ordinance and supports maintaining a cooperative relationship with the State Division of Wildlife Resources to foster continuing a sustainable wildlife population.

4.2.2 Huntsville Town believes that trail systems support improved quality of life through better health and enjoyment of our natural resources. The Town supports participation in groups promoting the development of trail systems throughout Ogden Valley. The Town ~~intends on submitting a 2014~~received a RAMP grant request for an Ogden Valley Pathways and in cooperation with the Trails Foundation of Northern Utah, built a trailhead to be constructed~~kiosk in the SE corner of the field being developed by the Town on the old Valley School Property, to include a kiosk, benches, and a restroom, just north of the Town park. The Town also added a restroom facility to the playground in the NE corner of the park.~~

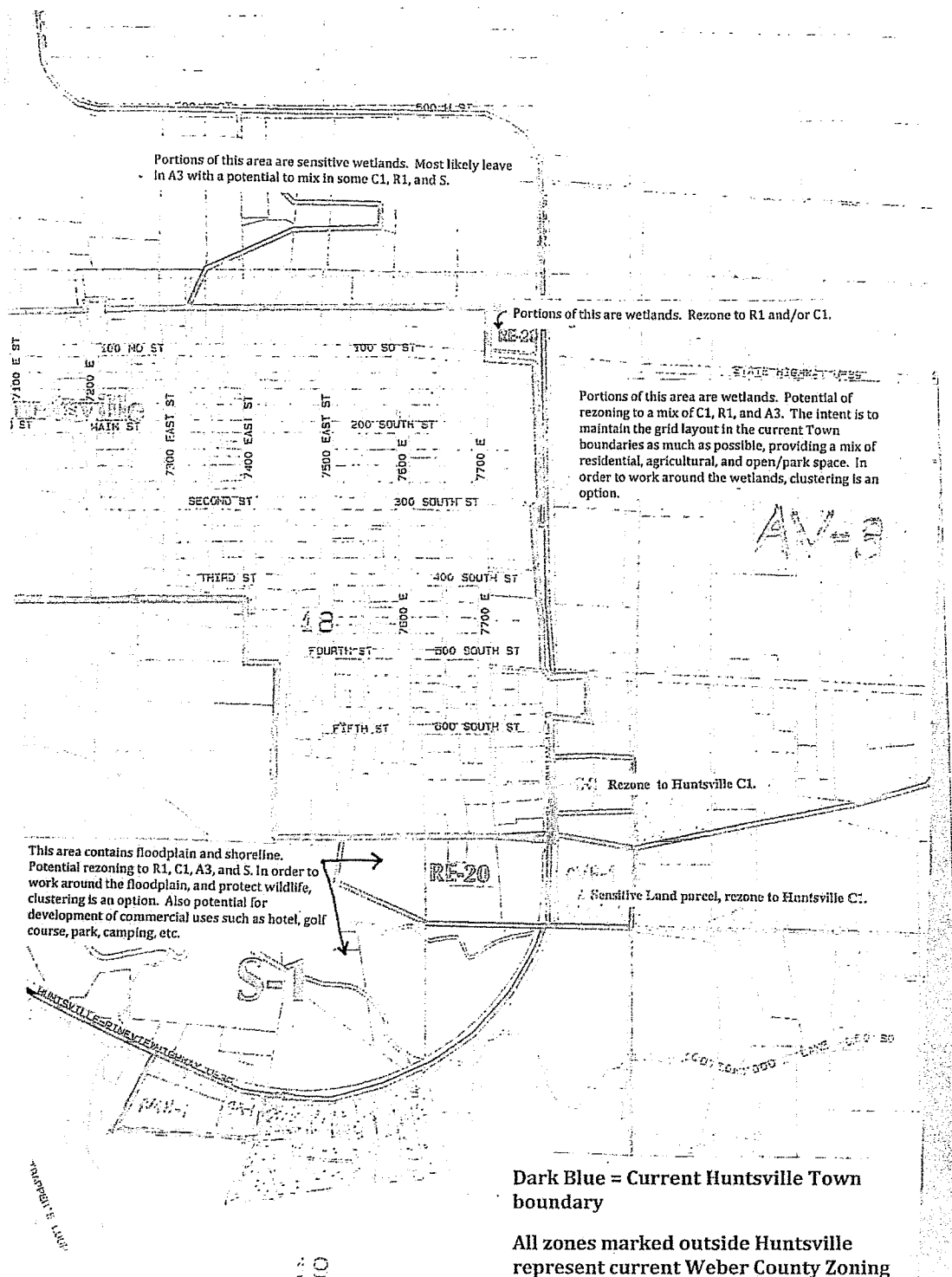


Figure Two – Potential Uses for Land Surrounding Huntsville Town

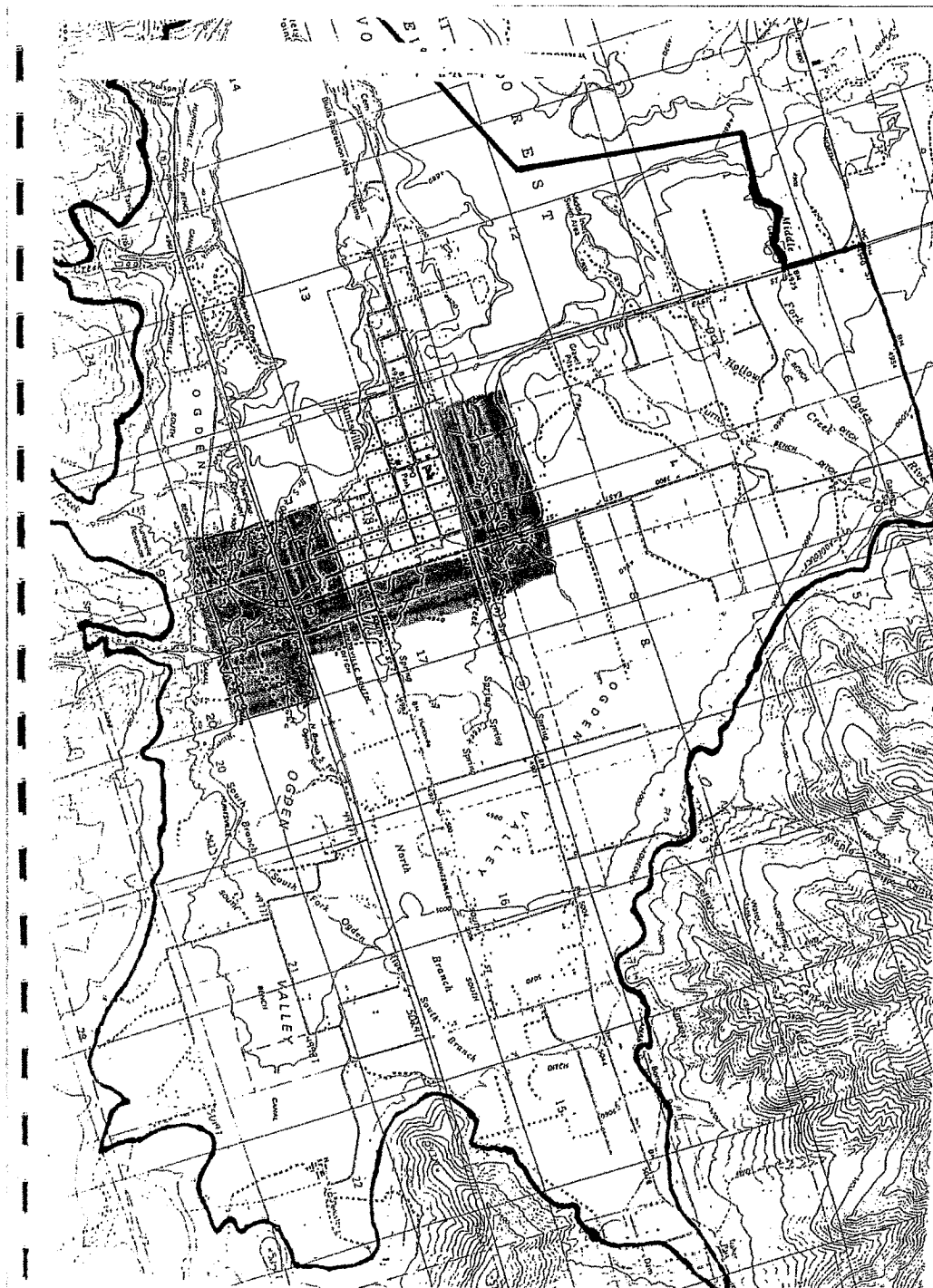


Figure Three – Annexation Proclamation with color shading depicting approximate land areas considered for near-term annexation.

4.3 Increasing Community Involvement of Residents

A broad range of skills exist within the Town's citizenry. Huntsville Town encourages greater involvement of its citizenry in helping to achieve our mutual goals and supports efforts to foster community service, good will, spirit, etc. Many of the amenities that exist in Town would not have been possible without the gracious donation of citizen's time and skills. The annual Fourth of July celebration is well known throughout Northern Utah as an example of a community that lives and plays together. ~~The first ever 2012~~ Huntsville Utah Marathon ~~h~~was been a resounding success, involving ~~ing~~ many residents, and ~~promises~~ continues to be a perennial standout event. The Town supports the fostering of activities such as this that brings citizens together in a mutually beneficial manner but with some restrictions on the quantity and size of such events.

4.4 Optimizing the Quality of Public Facilities and Services

Public facilities are important to the residents of Huntsville Town. The Town plans to maintain, improve and develop new facilities in a prudent manner and as budgets allow.

4.4.1 The Town maintenance buildings ~~west of the library were~~are being replaced with a new Maintenance building funded by a CBDG grant. ~~The building is being erected along the east side of the old- on the former Valley School property purchased by the Town. The old maintenance area is currently under a purchase contract with~~was acquired by the Weber County Library System for use in enlarging their current facilities.

4.4.2 The Ogden Valley Master Plan identifies the possibility of a valley-wide sewage system in the future. The Huntsville Town Council recognized that prudent planning required a detailed definition of the issues and impacts involved. The Town Council, in coordination with the Weber County Commission, agreed to conducting a wastewater collection and treatment capital facilities study, which was completed in 2012. Due to the enormous impact on residents and indefinite benefits to water quality identified in the study results, the Town Council does not support building a Valley-wide sewage system at the present time.

Beckki Endicott

From: Sandy Hunter
Sent: Monday, November 30, 2020 1:37 PM
To: Beckki Endicott; Blake Bingham; Doug Allen; Liz Poulter; Steve Songer; Larel Parkinson; Sandy Hunter
Cc: Jim Truett; Wendy McKay
Subject: Conditional Use
Attachments: 15.6.2 Verbiage for Fractured Ownership.docx; Huntsville Use Table.docx

As you know the Town Council placed a 4-month moratorium on Conditional Use permits in August and that moratorium should expire about December 6. We had a committee meet and review and amend our current Use Table and add a new zone, "Commercial Highway." The final draft of the Use Table from the Committee is attached. The PC now needs to review it and take action on the changes. Since this is time sensitive due to the expiration of the Conditional Use Moratorium we need to have it on the PC agenda for December 10.

I've attached possible verbiage for 15.6.2 in relation to Fractional Ownership and Recreation Facilities as noted on the new Use Table.

We need to add to our Conditional Use ordinance, 15.4, specific "Conditional Use Standards." There is a good example to follow from the Marriott-Slaterville Conditional Use ordinance at [https://marriott-](https://marriott-slaterville.municipalcodeonline.com/book?type=ordinances#name=13.23)

[slaterville.municipalcodeonline.com/book?type=ordinances#name=13.23](https://marriott-slaterville.municipalcodeonline.com/book?type=ordinances#name=13.23) Conditional Uses

We have already incorporated their "Basis for Issuance of Conditional Use Permit" into our own ordinance but we should consider adding their Conditional Use Standards.

We also need to add a new section in our Title 15, maybe around 15.9, to describe our new Commercial Highway Zone, C-2.

Sandy

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

1. No single-family dwelling or a portion thereof, shall be rented for a term less than ³⁰~~90~~ days. No single-family dwelling, or portion thereof, shall be rented while occupied by the respective owner.

2. No fractional ownership of single-family dwellings are permitted in the R-1 zone except in the following situations:

- a. The owners are related by blood or marriage, or;
- b. There are no more than 3 owners.

Add to 15.6.2 (I.)

I. Recreation facilities are allowed in the R-1 Zone if there is an occupied dwelling on the parcel. The recreation facilities can be no more than (____) percent of the parcel and cannot be used for commercial use.

Beckki Endicott

From: Sandy Hunter
Sent: Thursday, October 22, 2020 6:10 PM
To: Jim Truett; Liz Poulter; Sandy Hunter; Wendy McKay
Cc: Beckki Endicott
Subject: Section 15.10 of our Ordinances

I was reading over our Land Use Title 15.10, Agricultural Zone A-3, in preparation for an issue for our PC meeting. I realized 15.10 has a lot of language related to Permitted and Conditional Uses in the A-3 Zone. I don't think everything listed in 15.10 corresponds with what we listed as Conditional or Not Permitted on the Use Table we just updated. We need to review 15.10 against our Use Table and decide how to amend 15.10 to match the Use Table. This is another action item we will need to discuss at our next Committee meeting.
Sandy

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Accessory Building, Private	P	C	C	P	C	C	C	C	
Adult/sex-oriented facilities and businesses	N	N	N	N	N	N	N	N	
Agriculture	P	N	N	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	N	
Banks and financial services	N	C	C	N	C	N	N	N	
Bars, taverns, clubs	N	C	C	N	C	N	N	N	
Bed and breakfast	C	C	C	C	C	C	N	N	
Bike Path	P	C	C	P	C	P	P	P	
Botanical or zoological garden	N	N	C	C	C	C	P	N	
Campground	N	N	C	C	C	C	P	P	
Car wash, commercial	N	N	C	N	N	N	N	N	
Cemetery	C	N	N	P	C	P	P	N	
Childcare center with less than 9 children	C	C	C	C	C	C	N	N	
Childcare center with more than 9 children	N	N	C	C	C	N	N	N	
Childcare, in home	C	C	C	C	C	C	N	N	
Churches	C	C	C	C	C	N	N	N	
Commercial kennels	N	N	C	C	N	C	N	N	
Construction equipment rental	N	N	C	N	N	N	N	N	
Construction equipment storage	N	N	C	N	N	N	N	N	
Construction equipment sales, wholesale	N	N	C	N	N	N	N	N	
Construction services office	N	N	C	N	N	N	N	N	
Dwelling unit, accessory	N	N	N	N	N	N	N	N	
Dwelling unit, multi-family (Apts)	N	N	N	N	N	N	N	N	
Dwelling unit, nightly rentals	N	N	N	N	N	N	N	N	
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, fractional ownership	N	N	N	N	N	N	N	N	See 15.6.2.A.2
Dwelling unit, single family	P	P	P	P	P	P	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone
Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	N	C	C	C	C	P	N	
Funeral services	N	C	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	N	C	N	C	N	N	N	
Golf courses	N	N	C	C	C	C	C	N	
Golf Course, (miniature)	N	N	C	N	N	N	N	N	
Golf Driving Range with Golf Course	N	N	C	C	C	C	C	N	
Group home for juveniles	N	N	C	N	N	N	N	N	
Healthcare facilities	N	C	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	C	N	N	
Horse boarding	C	N	C	C	C	N	C	N	
Horse stables and riding academy	N	N	C	C	C	N	C	N	
Hospitals	N	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	N	N	N	N	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	N	N	N	N	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	N	
Manufacturing, light	N	N	C	N	N	N	N	N	
Medical equipment supply	N	C	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	N	
Movie Theater	N	N	C	N	C	N	N	N	
Museum	C	C	C	C	C	C	C	C	
Nursing home, Assisted Living	N	C	C	N	N	N	N	N	
Offices, general	N	C	C	N	N	N	N	N	
Offices, medical and dental	N	C	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	C	N	C	C	N	N	
Park and ride	N	N	C	N	C	N	N	N	
Parking lot	N	C	C	N	C	C	N	N	
Parks, Public	N	C	C	P	C	P	P	N	
Parks, Private	P	C	C	P	C	P	P	P	
Performing Arts Center	N	C	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	C	N	N	
Property management offices/check in facilities	N	N	N	N	N	N	N	N	
Reception Center	N	C	C	N	C	N	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone
 Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Recreation and athletic facilities	C	C	C	N	C	C	C	N	See 15.6.2.I
Recreation Equipment Rentals	N	C	C	N	C	C	C	N	
Recreation, public	N	C	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	C	N	N	
Repair services, Motorized	N	N	N	C	C	C	N	N	
Repair, services, Non-motorized	C	C	C	C	C	N	N	N	
Residential treatment facility	N	N	N	N	N	N	N	N	
Retail Sales (See Chart Below)									See Below
Schools	N	C	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	N	
Storage, Indoor, Commercial	C	C	N	N	N	N	N	N	<i>*See Applicable Conditional Uses Defined (Attached to this document)</i>
Storage, RV, boat or vehicle, Private	P	N	C	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial	N	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	C	N	N	
Timeshares	N	N	N	N	N	N	N	N	
Trailhead Parking	C	C	C	C	C	C	C	N	
Trails	C	C	C	P	C	P	P	C	
Transportation/Shuttle Services	N	C	C	N	C	C	N	N	
Truck Stop	N	N	N	N	N	N	N	N	
Utility Facilities	N	C	C	N	C	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	N	C	C	C	P	P	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone
 Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Agricultural sales and service	N	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	C	N	N	N	
Art Supply Store	N	C	C	N	C	N	N	N	
Auto Parts Store	N	N	N	N	N	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	N	
Bakery	N	C	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	N	
Big box retail	N	N	N	N	N	N	N	N	
Bookstore	N	C	C	N	C	N	N	N	
Bowling Alley	N	N	C	N	N	N	N	N	
Camera Shop	N	C	C	N	C	N	N	N	
Clothing/Boutique Shop	N	C	C	C	N	N	N	N	
Convenience Store	N	C	C	N	C	N	N	N	*
Department or discount store	N	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	C	N	N	
Food Truck	N	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	N	C	C	C	N	N	N	N	
Grocery Store	N	C	C	N	C	N	N	N	
Hardware Store	N	C	C	N	C	N	N	N	
Kiosk	N	C	C	C	C	N	N	N	
Laundromat, Laundry	N	N	C	N	C	N	N	N	
Locksmith or Key Shop	C	C	C	C	C	N	N	N	
Medical/Dental/Optical Clinic	N	C	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	N	
Mortuary	N	N	C	N	N	N	N	N	
Music Store	N	C	C	N	N	N	N	N	
Optical Shop	N	C	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	N	
Pet Shop	N	C	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	C	N	N	
Pharmacy	N	C	C	N	C	N	N	N	
Print Shop	N	C	C	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-Through	N	N	N	N	N	N	N	N	
Restaurant, Deli or Take-out	N	C	C	N	C	N	N	N	
Restaurant, Full Service	N	C	C	N	C	N	N	N	
Seasonal Outdoor Vendor	N	C	C	C	C	C	N	N	
Shoe Store	N	C	C	N	N	N	N	N	
Smoke Shops	N	N	N	N	N	N	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone
Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Studio, Artist or Photography	C	C	C	C	C	C	N	N	
Studio, decorator and display	N	C	C	N	C	N	N	N	
Studio, Health or Exercise	N	C	C	N	C	N	N	N	
Tent Vendor	N	C	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	C	N	N	N	N	N	
Vehicle and equipment sales or rental	N	N	N	N	N	N	N	N	

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone
 Uses: P-Permitted, C-Conditional, N-Not Permitted