

GENERAL PLAN

for

HUNTSVILLE TOWN, UTAH

The Utah State Municipal Land Use Development and Management Act requires every community to adopt a general plan. This general plan provides an outline of 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 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.

December 12, 2000

1. HUNTSVILLE TOWN VISION STATEMENT

Huntsville is a small, semi-rural town located in the Ogden Valley of Utah. With improved transportation access and the rapid growth of Northern Utah, the entire Ogden Valley experienced rapid growth in the latter 1990's. This growth is affecting the lifestyle of the Ogden Valley. While it is impossible to remain a town undergoing no changes, the desire is 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 most striking feature of the town is the visual perspective given via the large lots and house setbacks, which combined with numerous trees and types of vegetation, imparts a village atmosphere. Blended with the surrounding mountain vistas, the feeling is of a spacious, comfortable, western living environment. The character has been deeply influenced by the western 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, reflecting the country lifestyle. The town was originally laid out around a farming/agricultural format, using a grid with wide streets and alleyways.

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.

Vision Statement for Huntsville Town

Huntsville residents enjoy a low population density, outdoor influenced mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville residents enjoy living in this land of liberty and wish to preserve the freedom upon which our country was founded. Huntsville residents realize that growth is taking place and are desirous of maintaining this high quality lifestyle by managing that growth in a way that preserves and/or enhances this lifestyle.

2. GENERAL PLAN OBJECTIVES

In order to preserve and possibly even improve the components of this vision statement in Huntsville, these components have been converted into objectives of 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 perceived to exist. When appropriate, this plan is harmonious with the overall Master Plan for Ogden Valley prepared for and approved by the Weber County Commission. This General Plan is not so detailed that it stands alone, rather it provides the theme/goals for an approach to guiding the town through the upcoming years.

Overall Objectives from the 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**
- 5) **Continuing to maintain sound fiscal policies**
- 6) **Recognition of the individuals unalienable rights and liberties**

3. CURRENT STATUS OF HUNTSVILLE TOWN

A. Physical Description

Huntsville is a small community located in the southern part of Ogden Valley, twelve miles east of Ogden City at the head of Ogden Canyon. It is the only incorporated community in Ogden Valley, which offers the residents more 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 which 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, which juts into the reservoir on the western edge, which includes the town cemetery and several very popular swimming and boating beaches. The beaches and shoreline are administered by the U.S. Forest Service.

The incorporated area of Huntsville is primarily west of State Highways 39. State Highway 39 passes through Ogden Canyon and runs south of the reservoir. It then heads east of Huntsville to Monte Cristo and Woodruff in Rich County. The intersection of these two routes 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 Highway 39, which currently forms a large portion of the eastern town boundary. All traffic entering or leaving town uses one of these two streets. Most of the town's streets are paved, but alleys running north- south midway through the blocks are not. All streets are owned and maintained by Huntsville Town. To the north, south and east of Highway 39 lies unincorporated county land. To the south is a steep escarpment of about 40 feet, portions of it which are within the 100 year flood plain of the South Fork of the Ogden River. Additional connector roads to Huntsville are State Routes 167 and 168. State Route 167 winds over mountains to the south, commonly referred to as Trapper's Loop, and connects the valley with Mountain Green in Morgan County. SR 168 follows the northern tip of Pineview and connects with Eden and the North Ogden Pass road.

Weber County's population was 126,278 in 1970, 144,616 in 1980 and 158,330 in 1990. According to the U.S. Census, Huntsville's population was 553 in 1970, 557 in 1980 and 541 in 1990. Since 1990, one new subdivision has been added to the town and several additional homes have been constructed. A recently conducted survey revealed 223 dwelling units in Huntsville, with 196 occupied by year round residents. The survey found the average number of persons per household was 3.45. Based on that average, the number of year round residents in Huntsville in April 1997 was 676, or a 20.5% increase over 1990. At this point, the town is continuing to grow, however the growth is contained unless the town annexes more land, because there are few remaining building lots available in town without subdividing. A recent estimate by the Utah State Data Center predicts that at Huntsville's current growth rate, the town's population will exceed 800 by the year 2001. This could transition Huntsville to a Class 3 city, which might require a new form of municipal government.

B. Current and Proposed Land Use in Huntsville Town Boundaries

Huntsville Town has eight classes of land use: 1) Residential, 2) Commercial, 3) Agriculture/Open Space, 4) Institutional and Parks/Recreation, 5) Roads, 6) Shoreline, 7) Reservoir/Wetland, and 8) Cemetery. Figure One is a plot map of the Town. Using a Geographic Information System (GSI) and a base map provided by Weber County Planning Department, the following acreage of each category of land use were estimated:

Acres Per Land Use

Residential	260 acres
Commercial	6 acres
Agriculture/ Open Space	62 acres
Institutional and Parks/Recreation	30 acres
Roads	111 acres
Shoreline	12 acres
Reservoir/Wetland	46 acres
Culinary waterworks property	3 acres
Ogden Boat Club property	7.6 acres

Total 537.6 acres in Town boundaries

Cemetery	9 acres
Landfill	40 acres

Total: 49 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 (48.7%). It includes large garden areas, pastures, barns, corrals and other farm out buildings. 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 $\frac{3}{4}$ 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 areas are located in two areas, the traditional center of town and a strip of land along the southeastern corner of town. The traditional town center commercial section is small (only 3.27 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, and a building that formerly housed a grocery/gasoline store. The southeastern strip contains the major business of the town, the South Fork Village.

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 (62 acres). These areas do not contain homes and are mostly used for light agriculture purposes such as grazing or maintaining animals.

4) Institutional, Parks and Recreation

Institutional use (30 acres) refers to public and government buildings, facilities or land (e.g. the elementary school, library, church, post office, town hall, etc.), and a community park encompassing a square block, located between 200 to 300 South and 7400 to 7500 East. There is also one zone 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 variances. The distance increases the setback of homes, adding to the open feeling. It was determined using a rod system (a linear measure equal to 5.5 yards, 16.5 feet, or 5.03 meters). The width for the paved portion 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 Highway 39. Many residents use the excess right of way as part of their yards. The alleys were originally created to give access to barns, corrals and out buildings, 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 in some cases by the Town for utilities.

6) Reservoir and Wetland

This area of the town, comprising 45 acres (8.5%) maintains the overflow volume of 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. While the land is owned by the town, it is not currently within the town boundaries.

C. Present Zoning Regulations

Huntsville Town consists of three basic zones, Residential, Recreational and Commercial. They reflect the western attitude of flexibility with the use of private property. With the exception of three small commercial zones and one small private recreational zone, the entire town is zoned R-1 (3/4 acre lot minimum). The residential zoning regulations deal with uses, area, set-backs, width, side yard, front yard, rear yard, and height issues. The commercial areas are zoned C-1. The commercial ordinance regulates business types, signage, and lot use issues. Currently, the town council is reviewing [several concepts for zoning](#) of any additional land that might be annexed by the town, with the goal of maintaining compliance with the intent of the zoning established by the Ogden Valley Master Plan. Figure One is a map identifying the immediately adjacent areas to Huntsville Town and the concerns/zoning considerations for these areas, since they would be the first to be annexed.

Figure One - Zoning Map

No site construction is allowed until a building permit is approved. The Building Official cannot issue a building permit 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 final inspection is required before a house may be occupied. The Building Inspector can enforce the ordinance by filing a motion in a court of law if necessary. Non-conforming structures are considered in violation of the ordinance whether or not the Building Inspector enforces it, except for structures built before the ordinance was written/amended.

1) Building Permits

In order to obtain a building permit one must submit two sets of complete building plans. This plan must contain the following information: a) plot plan/location of septic tank, b) elevations c) floor plans, d) electrical, plumbing and mechanical details, e) truss details, demonstrating adequate design criteria for Ogden Valley snow loads. Other items, which must be submitted along with appropriate fees, are necessary to obtain a building permit, including: f) culinary water/garbage application, g) secondary water certified, h) approved septic tank permit, i) building plan review deposit, j) completed land use permit and k) model energy code analysis.

D. Community Services

1) Transportation

A recent survey estimated the average number of trips taken per week by the citizenry of Huntsville on key roadways. Results are as follows: Ogden Canyon-972 trips, Trappers Loop-526 trips, North Ogden pass-160 trips, Woodruff Highway-4 trips. Utah Transit Authority (UTA) provides bus service 6 times a day, Monday through Saturday, between Ogden and Ogden Valley.

Total traffic counts on these same roads show that Huntsville residents account for a small percentage of daily traffic. They also show a steady increase in the number of vehicles using these roads. Average daily traffic for each of these access routes to Ogden Valley were obtained from the Utah Department of Transportation for the years 1989 and 1995.

<u>Route</u>	<u>1989</u>	<u>1995</u>	<u>% increase</u>
Highway 39 through Ogden Canyon	6,505	7,325	13
Trapper's Loop	635	1,810	185

As the figures show, there was a substantial increase in daily traffic on all of these roads into Ogden Valley in that six-year period, particularly Trappers Loop and the Woodruff Highway just east of Huntsville. Traffic within the town boundaries has seen a similar increase, with some problems resulting due to speeding in residential areas.

a. Road Maintenance

Huntsville obtains its road maintenance monies from the State Class B and Class C Road Funds. This B & C Fund is maintained by taxes collected from gasoline sales and is distributed by a formula that divides it among all roads in the state. Different types of roads will receive a specified number of points, which determines how much money can be obtained from the fund. The Utah State Legislature recently passed a Utah League of Cities and Towns proposed bill that

changed the B & C Funds formula. Huntsville may now receive up to \$30,000.00 annually for road maintenance. All this money must be used for buying road equipment, road materials, and paying maintenance and snow removal workers etc. The money may not be used for governmental purposes outside of road related issues. Huntsville has received monies in the past to help with its road maintenance, such as CDBG (Community Development Block Grant) funds.

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. The recommendations have been adopted by the town council.

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 an ordinance that does not allow camping in vehicles overnight on public streets.

2) Public Safety

a. Law Enforcement

Huntsville contracts with the Weber County Sheriffs Office for police protection. The Town had its own policeman at one time, but found it less fiscally efficient. Weber County offers a greater quantity of resources. Crime has traditionally been non-violent and infrequent. During the summer months (May through September), additional officers are brought in, as needed, e.g.: to handle the large recreational crowds on weekends and holidays. Still to be resolved are the additional requirements for law enforcement that will come during the Olympic season of 2002.

b. Fire

Huntsville Town does not have a town fire department, but a fire truck is stationed in the town. Huntsville chose to be annexed into the Ogden Valley Fire Department (operated by Weber Fire District), residing in nearby Eden. The response time to Huntsville from this station is approximately 5-7 minutes, while crews traveling from Ogden City take approximately 15-20 minutes depending on urgency and location of the emergency.

c. Animal Control.

At the present time, Huntsville employs Weber County Animal Control to handle domestic animal control concerns within the town. The advantage of county animal control officers providing the services, is that it removes potential conflicts between pet owners and a neighbor who is acting as control officer. Full time control officers are more accessible and generally can respond to complaints more rapidly. Citations can be issued which have a wide range of fines, and are contingent upon the violation. Huntsville does have a leash ordinance.

d. Lighting

Overhead streetlights are located at numerous intersections. There are no traffic lights in town. A new signing ordinance prepared by the Planning Commission is under review. It would dictate stringent limits on the use of lighted signs.

e. Signing

The Town is presently reviewing a new signing ordinance prepared by the Planning Commission, which covers the 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 southeast of the Abbey of Our Holy Trinity. Huntsville Town owns water rights to two of the springs while it shares the rights to one of the springs with the Abbey. A well also supplies water for the town.

Huntsville's culinary water receives a seasonal surface intrusion due to spring runoff, resulting in increased levels of sediment, bacteria, and algae, causing the water quality to periodically fall below state standards. The town is currently completing an extensive water system upgrade. The new system will include an improved water treatment structure near the Monastery, housing two styles of filters (media filter and bag, which allow for filtering down to the several micron level). The system will include room for more filtering units in the event of future increased demand for water. After the treatment process, the water will be pumped to a new one-million-gallon storage tank. New water lines are being installed, replacing and upgrading old lines and fire hydrants.

b. Irrigation Water Supply

The town has an underground delivery secondary water system using a holding reservoir along the South Fork of the Ogden River. The system is owned by the Huntsville Waterworks Corporation, composed primarily of town residents.

c. Power

The town obtains electrical power from Utah Power and Light. Natural gas has recently become available to the Huntsville area, since Mountain Fuel Supply Company successfully routed a natural gas feeder line paralleling the Trapper's Loop Highway from Mountain Green. A gas regulator station is located east of SR 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 flow to appliances with four ounces of pressure.

d. Refuge

Huntsville Town has owned a 40-acre plot of land, situated approximately four miles east of town just south of SR 39, since the 1960's. It has been utilized as a licensed Class 4 landfill, which allows yard waste and some approved demolition materials. Currently, town ordinances allow only yard waste. The soil displaced from the holes dug at the landfill has been used as backfill material in town projects. Yard waste burns are scheduled once a year.

Solid waste in the town of Huntsville is being contracted out to a private company, which picks up at each household and exports it to the Weber County Transfer Station where it is then delivered to the East Carbon County Landfill.

e. Sewage

All homes in town are currently on septic systems. There are no plans in existence for a sewer system, but this situation may change if the reservoir water quality declines substantially due to continuing Valley growth, especially around the perimeter of Pineview Reservoir. The Ogden Valley Master Plan mentions the potential for a sewer district in the Valley's 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 make 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 significantly 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, which has not been a problem to date. 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) 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 were to occur, town officials must be careful to resolve the wetland issues.

4) Floodplain

The only areas currently identified that are within a floodplain are located south of the town where the South Fork enters Pineview Reservoir. This floodplain and the associated shoreline areas is classified Zone A (probable 100 year flood occurrence) with no houses or development allowed.

5) 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 would also fall into this category. Development should be avoided on the escarpment dropping off to the South Fork flood plain and on the floodplain.

6) 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 margin 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 erosion problems.

F. Financial Condition

The town has a history of sound fiscal responsibility, usually carrying a surplus in its budget. The town does not possess any large source of revenue, the largest annual revenue coming from taxes, and charges for town services such as refuse collection and water. Intergovernmental revenues are collected from the state and county as a redistribution of gasoline and sales taxes.

4. APPROACH TO MEETING GENERAL PLAN OBJECTIVES

4.1 Managing and Shaping Growth via Land Use Planning

4.1.1 The Huntsville Town Council recognizes the majority of open space available for growth is east of Highway 39. Currently, several pieces of Weber County property along Highway 39 to the immediate south of South Fork Village are zoned for commercial development (see Figure One). The US Postal Service selected the southwestern corner of the intersection of 500 South and Highway 39 as the site for a new Post Office building, further establishing this area as the future hub of the town's retail commercial development. The Town Council accepts this trend but will continue to encourage public and commercial development in the traditional commercial center of town, in hopes of maintaining it's unique character.

4.1.2 Huntsville Town has little say over how the surrounding land is developed as long as it remains in Weber County. The town, as an incorporated entity, offers its residents the opportunity to play a greater role in how the property within town boundaries develops. Therefore, if the option exists, the town would prefer to annex nearby land up to the point that critical infrastructure (culinary and secondary water, traffic safety, road maintenance, etc.) can be provided. Figure Two represents a maximum potential town boundary based on elevation, which dictates the areas that can be supplied adequate culinary water pressure. The town desires to preserve the town's existing grid system layout as much as land conditions and topography allows. The town further recognizes there are natural sensitivities existing on much of the undeveloped land and feels it necessary to require appropriate sensitive land studies be conducted to evaluate the impacts of any rezoning or development. Of primary concern are the impacts to or from wetlands, water aquifers and floodplains.

4.1.3 The property east of Highway 39 between 1st and 5th South is currently zoned Agricultural Valley-3 Acres (AV3) in Weber County. Huntsville Town would be willing to annex this area and establish a blend of A3, C1, R1 and R3, attempting to maintain the grid layout and "feeling" of the town on the west side of the highway. Any building would only be permitted in conjunction with and after a sensitive lands study was completed. For traffic safety purposes, no development would be allowed along Highway 39 that requires the main vehicular access be off Highway 39, unless safety and traffic concerns are adequately addressed with the Utah Department of Transportation.

4.1.4 The State of Utah is currently considering ways to encourage towns to promote low cost housing (housing costs matched to a state determined ratio of average income level vs. housing costs). This generally means addition of high density, multiple family dwellings, e.g., apartments, when the average housing costs are too high. Huntsville Town ordinances currently prohibit high density, multiple family housing and desires maintaining its current ratio of open to developed space. The town must complete the calculation required by the state. If the ratio is out of range, the town should carefully consider options for compliance.

4.1.5 Ordinances are the means whereby Huntsville Town implements the decisions reflected in this General Plan. After this General Plan is adopted, the Huntsville Town Council will review/update all town ordinances to ensure they are in conformity with the direction identified in this plan.

Figure Two – Potential Annexation Boundary

4.2 Wise Management of our Natural Resources

4.2.1 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. Sensitive Lands analyses must also consider the impacts to wildlife habitats. The town supports maintaining a cooperative relationship with the State Division of Wildlife Resources to foster continuing a sustainable wildlife population.

4.2.2 The heavy usage of Pineview Reservoir impacts life in Huntsville Town as well as the environmental conditions of this large natural resource. The U.S. Forest Service is in the implementation stages on improvements and further development of the facilities around Pineview Reservoir. The town supports alternate access points to the reservoir to reduce traffic through the town and maintaining a cooperative relationship with the U.S. Forest Service.

4.2.3 Huntsville Town believes that trail systems support improved quality of life through better health and enjoyment of our natural resources. The town supports investigations into the development of trail systems throughout Ogden Valley.

4.3 Increasing Community Involvement of Residents

4.3.1 A broad range of skills exist within the town's citizenry. The Town Council encourages greater involvement of its citizenry in helping to achieve our mutual goals and supports efforts to foster community service, good will, spirit, etc.

4.3.2 Communication of information like the minutes of town meetings, opinion polls, etc. increases the community's awareness, involvement and support on major decisions/issues. A Huntsville Town website has been established to increase the ease and speed of information getting into the hands of residents.

4.3.3 Continued participation in Olympic venue city committees, etc. will help to identify/mitigate any identified impacts due to Utah's hosting of the Olympics. The Huntsville Town Council is considering conducting a town event and/or becoming a host city for one of the participating countries to increase its involvement in this once in a lifetime event.

4.4 Optimizing the Quality of Public Facilities and Services

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

4.4.2 The Ogden Valley Master Plan identifies the possibility of a valley-wide sewage system in the future. Huntsville Town does not support building a sewage system at the present time, but recognizes the need for a sewage system scoping plan to identify what would have to be done if the need arose. The scoping plan would support better informed decisions on future development projects around the town.

4.4.3 Huntsville Town supports continued cooperation with the various public service providers.

4.4.4 Road maintenance is one of the largest future Huntsville Town expenses, according to a recently received roads study that was conducted by the Utah Technology Transfer Center at USU. The town adopted a long-range plan for the maintenance of its' roads in 1998, which it is currently implementing.

4.5 Continuing to Maintain Sound Fiscal Policies

4.5.1 Huntsville Town is currently in good financial shape, and plans to remain that way. The following are the categories of current revenue sources for the town:

- a. Taxes – property, franchise, sales, liquor and gas.
- b. Rental properties from Town owned property
- c. User/permit fees. (park, building, cemetery)
- d. Enterprise funds (water and refuge)
- e. Fines and penalties.
- e. Donations, grants, 4th of July activities.

4.6 Recognition of Individuals Unalienable Rights and Liberties

4.6.1 The Huntsville Town Council recognizes that some laws and ordinances may place restrictions on people, yet are necessary for the overall public safety and good. The primary purpose of government is to secure individuals rights. As stated in the Declaration of Independence, “That, to secure these rights, governments are instituted among men, deriving their just powers from the consent of the governed.” Prior to enacting new laws or ordinances, the Huntsville Town Council will consider the effect of those proposed laws upon individual rights.

APPENDIX 1 - TASK STATEMENTS FOR MEETING THE GENERAL PLAN OBJECTIVES

The following tasks identify actions recommended in order to meet certain of the objectives identified in this General Plan. The task number is correlated to the paragraph number it refers to in Section 4 of the General Plan.

Task 4.1.1-1 Research ways to encourage/solicit commercial development by establishing an incentive package to attract business in the traditional downtown commercial zone. The effort should include soliciting citizen/property owner inputs on what businesses/residential would be desirable and determine a plan to recruit such businesses/residences.

Task 4.1.1-2 Update current zoning ordinances to reflect the Huntsville General Plan's growth concepts, for use in any future annexation of undeveloped Weber County land currently outside of the town boundaries.

Task 4.1.3 Update current Huntsville Town ordinances to incorporate guidelines outlined in the "Utah League of Towns and Cities 1999 Citizen Planner's Guide to Subdivision Development" to be used on any future developments.

Task 4.1.4 Calculate the state required low-cost housing data. If necessary in order to satisfy the requirements, update the Huntsville Town ordinances that address the requirements.

Task 4.1.5 Review town ordinances and the annexation proclamation to ensure they are structured to support the town's positions on the decisions enumerated in this plan. Prepare an ordinance for outdoor lighting.

Task 4.2 Continue cooperatively interfacing with the U.S. Forest Service, Utah Division of Wildlife Resources and Weber County, participating in the activities such as planning for developing Pineview projects, trails and the expansion of recreational facilities around the reservoir.

Task 4.3.1 Put out a questionnaire to build a community skills database to use in matching available skills for potential help with Town projects.

Task 4.3.2 Develop and publish a town information brochure/press kit, covering the town's history and heritage are, etc. The brochure could also express the Huntsville General Plan's vision statement and objectives. This effort could also extend to preparing a welcome kit for new residents.

Task 4.4.1 Develop a plan for repair/upgrading public facilities, including an estimate of the costs.

Task 4.4.2 Research the impacts of having to develop a sewer system in the Town. Develop a long-range contingency plan for a future sewage system to allow identifying any potential conflicts that might exist in future development and planning.

Task 4.5 Research potential sources of income, grants, matching funds, low cost loans, etc., for the town.