

Huntsville Property Owner Survey

The **purpose** of this survey is to: **1)** assist in revisions to the Huntsville Town General Plan (current version dated December, 2000) which describes the long range planning for our town and **2)** survey property owners on several major issues in Huntsville Town that will affect what goes in our ordinances that are currently being revised. Since these issues are specific to Huntsville Town, we are surveying Huntsville Town property owners only. Your participation in this survey is entirely voluntary. Your residence in Huntsville Town will be verified but your responses and the results will be anonymous. Notes are provided with additional information for some of the questions at the back of the survey, but if you don't feel like you understand a question, don't answer it. Room is also provided at the end of each Part for any written comments you would like to make.

Survey **results** will be presented to the community at the Huntsville Town Council meeting on Tuesday, May 1st at 7:00 pm in the Huntsville branch of the Weber County Library. Thank you for your assistance!

Part I. Growth and Future Huntsville Town Development

Ogden Valley is experiencing rapid growth that is affecting the lifestyles in the Valley. The following questions are aimed at determining what your opinions are on how Huntsville Town should deal with these changes. The current Huntsville Town General Plan states that residents are desirous of maintaining our high quality lifestyle and preserving as much of the semi-rural character of Huntsville as possible. (Note 1)

1. Huntsville Town should retain the three-quarter acre minimum requirement for the size of a residential lot.
strongly agree
somewhat agree
somewhat disagree
strongly disagree
2. Huntsville Town should retain the requirement for a minimum 30-foot building setback (Note 2) from the front of the property boundary for any building.
strongly agree
somewhat agree
somewhat disagree
strongly disagree
3. Huntsville Town should encourage the preservation and restoration of historic residences via actions such as modifying the zoning ordinances to discourage destruction of historic homes, establishing a Historic Preservation committee, etc.
strongly agree
somewhat agree
somewhat disagree
strongly disagree
4. Huntsville Town should modify the current residential zoning ordinance to limit the maximum size of new homes in an attempt to maintain the small town feel.
strongly agree
somewhat agree
somewhat disagree
strongly disagree

5. Huntsville Town should install curbs, gutters and sidewalks.

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

6. How do you feel about allowing the following activities to be held in the Huntsville Town Park?

a. Family reunions, group picnics

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

b. Youth sports, elementary school events

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

c. Town-sponsored 4th of July festivities

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

d. Small, non-Town sponsored events (musical concerts, Balloon festival, etc.)

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

e. Large non-Town sponsored events (Triathlons, marathons, etc.)

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

7. Huntsville Town should reinstitute the ringing of chimes (identifying the half-hour, hour and playing occasional seasonal musical excerpts) from a central point in Huntsville Town, like the tower in the Town Hall?

- strongly agree
- somewhat agree
- somewhat disagree
- strongly disagree

8. Huntsville Town should rezone property within current Huntsville Town boundaries (such as, bordering the west side of Highway 39 or the corners of First Street and Highway 39) from residential to commercial, allowing for additional commercial developments.
- strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree
9. Huntsville Town should expand our town boundaries by annexation (if property owners petition to be annexed) of immediately bordering property, such as a limited amount of property on the east side of Highway 39. (Note 3)
- strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree
10. If Huntsville Town did annex additional property, it should preserve open space by allowing grouping of small residential lots (i.e., grouping houses closer together next to an open area with no buildings or development). (Note 4)
- strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

Comments on Growth and Future Huntsville Town Development:

If there was additional commercial development in the vicinity of Huntsville Town, what type of services would you like to see?

Part II. Use of Huntsville Town Property

Most Huntsville Town streets are 99 feet wide, with a few that are 66 feet wide. The streets are Town property. The paved portion of the streets takes up approximately 22 feet within this area. (Note 5) Therefore, a portion of the front of every lot in Town (legally known as the ‘verge’ (Note 5)) actually belongs to the Town. The State recommends that at least the first 10 feet on either side of the pavement (based on the allowed speeds on the Town streets) remain free of obstacles that represent a risk to vehicular traffic, snow plowing, etc. Over the years many Town residents have added landscaping to the fronts of their properties that is actually in the verge. A recent house-by-house survey revealed that in some cases the landscaping was actually blocking the view of an intersection, included large objects close to the pavement that could pose a vehicular safety hazard, etc.

11. Huntsville Town should require removal of everything from the verge but require homeowners to maintain it (mow, water, weed).
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

12. Huntsville Town should allow only low lying landscaping: including flowers, shrubs, tree varieties approved by a committee, and rocks no larger than a man can lift in the verge, aside from allowing no vehicular obstacles in the State recommended 10 foot safety zone.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

13. Huntsville Town should allow structures (such as arbors), berms, large rocks, lighted/unlighted pillars, stone/brick mailboxes, and trees, etc. in the verge aside from allowing no vehicular obstacles in the State recommended 10 foot safety zone.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

14. Huntsville Town should have no restrictions on uses of the verge aside from allowing no vehicular obstacles in the State recommended 10 foot safety zone.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

15. Huntsville Town should allow walking/bicycle/horse riding pathways through the Town using the verge property (area between street edge and beginning of property line).
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

16. Huntsville Town should allow walking/bicycle/horse riding pathways around and through the Town but not using the verge.
strongly agree
somewhat agree
somewhat disagree
strongly disagree

17. Most areas of Huntsville Town have alleyways. They are also Town property, intended to allow public access to the back of lots, especially for lots in the middle of a block. Over the years some have become blocked from passage due to storage of large items, planting trees, fencing, etc.

Huntsville Town should require the clearing of alleyways.

strongly agree
somewhat agree
somewhat disagree
strongly disagree

18. Huntsville Town should “grandfather” the existing encroachments onto Town property (verges and alleyways) by allowing everything installed as of a set date that doesn’t block passage.

strongly agree
somewhat agree
somewhat disagree
strongly disagree

Comments on Use of Huntsville Town Property:

Part III. Water and Sewage Issues

Huntsville Town recently built a new water processing plant near our main water source (Note 6) and the plant can produce more culinary water than the current number of hookups requires. Currently the unprocessed excess water flows into Pineview Reservoir. This excess water represents a potential revenue source for the Town that if processed and sold would help with retiring the Town's debt on the treatment plant. However, as the growth in water users in our water sources area continues, the output/quality of our sources will be impacted. Currently the Town is not allowing water hookups outside the Town boundaries until it can determine a scientific prediction of the actual excess water available and estimate the impact future growth will have on our sources.

19. Huntsville Town should only allow culinary water system hookups outside of Town if analysis shows there will be a continuing surplus in the source water supply.
- strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

To protect Ogden Valley water quality, the Weber-Morgan County Health Department currently requires a minimum lot size of 20,000 sq. ft. and a successful perk test to allow a septic tank permit. Several new developments nearby are planning on building a sewer system to allow for higher density housing and/or housing development where unsuccessful perk testing won't allow septic systems. The introduction of sewer systems raises the possibility that the county/state may someday require a Valley-wide sewer system. Any sewer system will require residents to pay an initial hookup and then a monthly service fee. (Note 7)

20. Huntsville Town should base decisions on future growth towards avoiding the need for a Town sewage treatment plant.
- strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree
21. Huntsville Town should investigate the possibility of hooking up to planned potential sewage treatment facilities.
- strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

Comments on Water and Sewage Issues:

Part IV. Animal and Nuisance Control

The current Huntsville Town animal control ordinance is similar to Weber County’s for dogs (3 allowed without a kennel license) and cats (4 allowed without a cattery license). Huntsville Town contracts with Weber County for animal control (i.e., the ‘dog catcher’). For the safety of citizens and the dogs, unleashed dogs are not allowed in Town.

Unlike Weber County ordinances, Huntsville Town’s current ordinances have no limit on the quantity of large animals (horses, pigs, cows, etc.) on residential lots in Town. This stems from a pioneer tradition of raising and owning large animals on ones property. In Ogden Valley, the Weber County ordinances restrict horses in the one acre residential zones to two “large animals” per half acre and the half acre must be devoted to the animals (i.e., a corral) with setbacks for the corral from neighboring properties.

- 22. Huntsville Town should establish a limit on the number of horses allowed on a residential lot.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

- 23. Huntsville Town should establish ordinance guidelines for the care of large animals on residential lots such that the keeping of animals does not cause a hardship (dust, odor, noise, distance from neighbors) for neighboring lots.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

- 24. Huntsville Town should increase its efforts towards enforcing the dog leashing ordinance.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

- 25. Huntsville Town should enact a nuisance ordinance that requires minimum maintenance standards for all lots and Town property (e.g., noxious weeds, junk, abandoned vehicles).
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

- 26. Huntsville Town should establish an Ordinance Control official position to help residents understand and when necessary to enforce our ordinances.
 - strongly agree
 - somewhat agree
 - somewhat disagree
 - strongly disagree

Comments on Animal and Nuisance Control (use back of page if needed):

Notes:

Note 1. The opening paragraph of the Huntsville Town General Plan (December 2000) states:

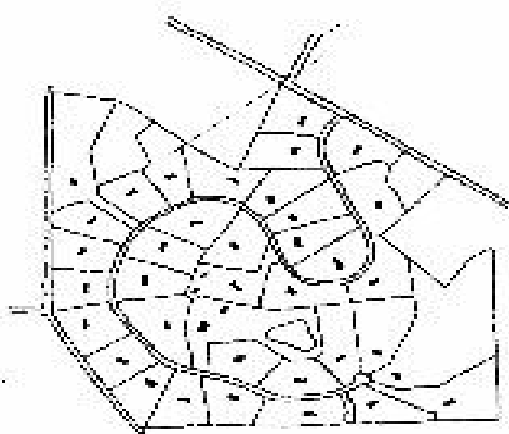
“The town’s architecture is a blend of everything from original pioneer, to large, modern home styles. The most striking feature of the town is the visual perspective given via the large lots and house setbacks, which combined with numerous trees and types of vegetation, imparts a village atmosphere. Blended with the surrounding mountain vistas, the feeling is of a spacious, comfortable, western living environment. . . . The town was originally laid out around a farming/agricultural format, using a grid with wide streets and alleyways.”

The **primary theme** identified in the General Plan’s Vision Statement is: to preserve as much of this semi-rural character of Huntsville as possible in the coming years.

Note 2. The Huntsville Town residential zoning ordinance requires that any structure on a lot must be set back at least 30 feet from the front property line. The front property line is the edge of the Town street property, which in most cases is at least 30 feet from the edge of the paved portion on the street. The two setbacks in combination make for houses that are upwards of 60 feet back from the edge of the street pavement. (see diagram in note 5).

Note 3. State law only allows annexation of properties that are immediately bordering current town property, in other words annexation can not create ‘islands’ of property outside of a town’s current boundaries. Annexation can only take place if at least a simple majority of the affected property owners are in favor of annexation and they represent at least 1/3 of the assessed valuation of the property to be annexed. Potential advantages to annexation are: it allows the Town to have more control over what happens to that property and brings increased tax revenue. For example, the county allows higher housing density in some areas than the Town ordinances allow and that could be changed. Potential disadvantages to annexation are: it increases the area requiring Town services (water, snow plowing, etc.) and requires additional efforts on the Town to actively oversee any development. For example, additional growth in Town boundaries may require an increase in the size (and cost) of Town government to handle the additional work load.

Note 4. Development of homes via a subdivision consisting of small lots coupled with open space is a concept accepted by Weber County for the Ogden Valley in an attempt to preserve open space, while at the same time reducing the cost per home due to the smaller lot sizes and concentrating of the infrastructure (utilities, roads, etc.). The two plat drawings shown here depict the same area developed two ways: the left-hand drawing showing a conventional sub-division layout and the right-hand drawing showing grouped housing on small lots and open space.



Conventional Subdivision



Grouped housing with Open Space

Note 6. Huntsville Town recently installed a state-of-the-art water system near the Bennett springs (east of Town, near the Monastery) consisting of a processing plant, a one million gallon storage tank and replacement of much of the aging piping in Town. The Town was able to obtain federal grant money to pay for a portion of the system. The plant is running at well below its maximum capacity to process water and the governmental agency that provided the funding grants recommends more hookups than are currently established to minimize the cost per gallon of water processed. In exchange for easements through their property some residences outside Town were hooked to the water system. Several additional hookups in the past few years (at the recipient's expense) have been made, such as the Monastery Cove subdivision.

Note 7. In order to hook Huntsville Town homes to any sewer system it would be necessary to dig trenches alongside the streets throughout the Town and run sewer piping to each home. Current estimates of the cost for each homeowner are in the range of \$10,000 to hookup and \$50 to \$100 per month for a service fee. There are also possible additional plumbing expenses that each individual homeowner may incur.