

Weber County Board of Adjustment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 12/12/2020	Fees (Office Use) \$600	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Julie Panushka		Mailing Address of Property Owner(s) 4237 Park Terrace Drive Salt Lake City UT 84124	
Phone 801-541-4303	Fax		
Email Address JPANSLC@GMAIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Ken Turner		Mailing Address of Authorized Person 3592 N 2900 E Eden, UT 84310	
Phone 801-940-9000	Fax		
Email Address Ken@ogdenvalleyproperties.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Appeal Request

A variance request:

Lot area
 Yard setback
 Frontage width
 Other: **water source protection zone 2**

An Interpretation of the Zoning Ordinance

An Interpretation of the Zoning Map

A hearing to decide appeal where it is alleged by appellant that there is an error in any order, requirement, decision or refusal in enforcing of the Zoning Ordinance

Other: **waste water disposal**

Property Information

Approximate Address 437 North 9000 East LOT 1 Huntsville UT 84317	Land Serial Number(s) 21-091-0001
Current Zoning AV-3	

Existing Measurements		Required Measurements (Office Use)	
Lot Area 41,387 SQFT	Lot Frontage/Width 285.57'	Lot Size (Office Use)	Lot Frontage/Width (Office Use)
Front Yard Setback	Rear Yard Setback 298.74'	Front Yard Setback (Office Use)	Rear Yard Setback (Office Use)
Side Yard Setback 88.68'	Side Yard Setback 210.58'	Side Yard Setback (Office Use)	Side Yard Setback (Office Use)

Applicant Narrative

Please explain your request.

see Attachment #1

Variance Request

The Board of Adjustment may grant a variance only if the following five criteria are met. Please explain how this variance request meets the following five criteria:

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance.
 - a. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought, and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 - b. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

see Attachment #2

Variance Request (continued...)

2. There are special circumstances attached to the property that do not generally apply to the other properties in the same zone.

a. In determining whether there are special circumstances attached to the property, the appeal authority may find that special circumstances exist only if the special circumstances relate to the hardship complained of, and deprive the property of privileges granted to other properties in the same zone.

Please describe the special circumstances attached to the property that do not generally apply to the other properties in the same zone:

see Attachment #3

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

See Attachment #4

Variance Request (continued...)

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

see Attachment #5

5. The spirit of the land use ordinance is observed and substantial justice done.

see Attachment #6

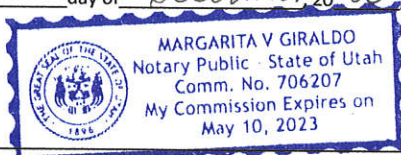
Property Owner Affidavit

I (We), Julie Panushka, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

NA
(Property Owner)

Subscribed and sworn to me this 18 day of December 20 20



[Signature]
(Notary)

Authorized Representative Affidavit

I (We), Julie Panushka, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Ken Turner, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

NA
(Property Owner)

Dated this 18 day of December 20 20, personally appeared before me Julie Ann Panushka, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)

Attachment #1

Please explain your request.

Variance Request

I, Julie Panushka, the owner of Parcel 21-091-0001 (Lot 1) am requesting a variance to retain the original Weber-Morgan Health Department (2/9/2000) approval for on-site wastewater disposal system. Without this variance, the hardship associated with Parcel 21-091-0001 to be a viable residential lot is not achievable for me since receiving notification from Weber Co. Environmental Health on 11/30/2020 stating all of Lot #1 Hill Country Estates is in a Class 2 Water Protection Zone, prohibiting the installation of a septic tank and leech field anywhere on the property. The Zone 2 Source Protection area for public drinking water wells that is operated by Green Hills Country Estates, essentially eliminates any potential means within my position for elimination of wastewater without extreme hardship which makes this lot non-viable for building which was the sole purpose of purchasing of this lot. This well was in existence when my lot was approved by Weber Co. Planning Commission and Weber Co. Health Department for an on-site wastewater disposal systems. The closest town that would have a sewer system is the town of Huntsville. Huntsville has a community plan which doesn't see in the foreseeable future of ever having a sewer system.

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. In 2013 the Town of Huntsville completed the plan and the results are the following: "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 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." Hooking up to an existing sewer system is not feasible for me to have the ability to do, since the town of Huntsville doesn't have said system.

In November of 2020 plan was updated to state: "The Huntsville Town Council 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." As of 11/2020 there is still no means for my lot to connect to a local sewer system since Huntsville will remain on septic systems, therefore, I am requesting a variance due to the hardship to comply with meeting zone 2.

The historical time line of events outlining the basis for requesting this variance based on the hardship that will be imposed on me is listed below:

- 4/1979: Well 433452 New Well; Green Hill Development Co. Drilled 8" well. Base Water Right Number: 35-827. Exchange: E1296 (35-6730). Filed 5/15/1978. This well was existing when Parcel #21-091-0001 Lot 1 was approved by the Weber Co. Health Department for an on-site wastewater disposal system. (Well report, reference #1)
- 6/1979: Green Hill Country Estates absorption field established for wastewater absorption. Test holes completed in 9/1979, with installation following. (Absorption drawing and land plats, reference #2)
- 3/1/1999: Perc Tests completed for Hill Country Estates, Weber Co. Environmental Health states Water Table anticipated at 44". (Planning Commission Approval reference #3)
- 6/2/1999: Weber Co. Planning Commission issues letter. "Soil Characteristics, percolation rates of 30 MPI and anticipated Ground Water Table, fall within the range of acceptability for the use of a wastewater disposal system. (Planning Commission Approval reference #3)
- 2/29/2000: All of Lot 1, Hill Country Estates, Weber County, Utah parcel #21-091-0001 plat was recorded and signed by Weber-Morgan Health Department. Approved for on-site wastewater disposal systems. Weber Co. Health Department states and signs on recorded subdivision plat: "I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems." Joseph K. Decara Director Weber Morgan Health Department. (Weber County Recorder reference #4)
- 6/5/2000: Seller (James Alland) provided supporting letter from Weber County Planning Commission signed by Mary Hazard, LEHS siting Lot 1 is approved for wastewater disposal. Installed in accordance with R317-501 through R317-513, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Date 6/2/1999. (Planning Commission Approval reference #3)
- 6/5/2000: Julie Panushka purchases/closes on Lot #1 Hill Country Estates, Weber County, Utah parcel #21-091-0001. Part of the condition of sale (Addendum on contract) was review and approval from Weber Co. Environmental and Health soil survey based on an approved, buildable lot. (Called out on purchase contract documentation.) (Title & Escrow reference #5)
- 6/5/2000: Based on the Seller providing the supporting information, I purchased Lot 1 as an investment for future residential building. (Real Estate Purchase Contract Addendum reference #6)
- 12/22/2009: Repair to Well WIN: 433452. Exchange E3335 (35-9896). Green Hill Development Company. Well Driller's Report completed on 12/22/2009 filed for Green Hill Development Company for 8" well. (Well Driller's Report, repair, reference #7)
- 3/2013: Huntsville created community plan which determined it would stay on septic systems. (Huntsville Community Plan, reference #8)
- 7/17/2020: Julie Panushka (through Summit Sotheby's International Realty, Ken Turner) lists Parcel #21-091-0001 (Lot 1) for sale.
- 11/2020: Huntsville Community Plan was updated: "The Huntsville Town Council 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."(Huntsville Community Plan, reference #9 with edits)
- 11/29/2020: Julie Panushka receives an offer to purchase property through Ken Turner.

- 11/30/2020: Weber Co. Environmental Health issues an "Updated Letter of Feasibility" stating all of Lot #1 Hill Country Estates is in a Class 2 Water Protection Zone, prohibiting the installation of a septic tank and leech field anywhere on the property. (Weber Health Department Letter of Feasibility Update, reference # 10)
- 12/9/2020: Parcel #21-091-0001 (Lot 1) is now on hold requesting a variance to retain original Weber-Morgan Health Department (2/29/2000) approval for on-site wastewater disposal systems.

Since the time of purchase and up until 11/30/2020, I have received no notification that there has been any changes to the zoning of this lot. The Drinking Water Source Protection (DWSP) Zone 2 change, since the purchase of my lot, has now made this lot no longer viable as a residential lot since the incurred hardship for any potential owner to build and have an approved wastewater disposal system makes this lot worthless as a residential lot that it was always approved and intended to be. There is currently no sewer system that is available to hook up to since the town of Huntsville will continue on septic systems.

I am requesting the variance due to the anticipated hardship to comply with this zone 2 requirement. Granting the variance is essential to the ability of this property to maintain its purpose of being a residence, this wastewater disposal property right is possessed by other properties in the same zone.

Attachment #2

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance.

To my knowledge there is no possible means of an alternative wastewater disposal system. There is no existing sewer hookup. 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. In 2013 the Town of Huntsville completed the plan and the results are the following: "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 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."

In November of 2020 plan was updated: "The Huntsville Town Council 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." As of today there is still no means for my lot to connect to a local sewer system since Huntsville will remain on septic systems.

Hooking up to an existing sewer system is not feasible for me to have the ability to do, since the town of Huntsville doesn't have said system and doesn't plan on implementing a sewer system.

My parcel (21-091-0001) was approved by the Weber-Morgan Health Department (2/9/2000) for on-site wastewater disposal system. This approval was after Green Hills Country Estate drilled their community well and had their community wastewater disposal system.

Green Hills Country Estate owns the adjacent lot to my lot and it is used for their leech field area for the entire Green Hills Country Estate, Parcel # 21-001-0030. This parcel has been owned by Green Hills Estate Water and Sewer since 1999, before that it was owned by Green Hill Country Estate since 1995 and before that owned it was owned by Green Hills Development since 1990. This leech field was approved after their well was in existence, in 1997. This parcel is closer to their public drinking water well than my parcel. Enforcing this zone for my single family residence will cause me/owner an unreasonable hardship to find a solution that is not necessarily the general purpose of the zoning since my lot has been already approved for a single family wastewater system and their community wastewater disposal system has been approved after their well was drilled.

Attachment #3

2. There are special circumstances attached to the property that do not generally apply to the other properties in the same zone.

The Water Source Protection Zone 2 Feasibility Update (11/20, 2020) has a very important purpose which should imply towards all future planning and development of communities. This variance request is a special variance request since this parcel was already approved for an on-site wastewater disposal system prior to the implementation of this Zone 2 Source Protection. The historical time line of events outlining the basis for requesting this variance to be "Grandfathered" is detailed in the historical time line above. As described in Attachment #2, the existing Green Hills Water and Sewer District's own leech field is closer to their public drinking water well than my property. Established homes surrounding and nearby already have their wastewater systems and, therefore, would not be required to request this special circumstance.

The request for variance is a special circumstance for this individual parcel, all other parcels surrounding my parcel (5) already have their wastewater systems.

Attachment #4

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

All parcels surrounding my parcel enjoy their existing property right for their individual wastewater disposal system. The historical time line of events outlining the basis for requesting this variance to be "Grandfathered" is detailed in Attachment #1. Current existing properties closer to the Green Hills Public Drinking well enjoy their property rights of wastewater disposal systems. There are single family residences with wastewater disposal systems that exist currently in Zone 2 next to my parcel and public areas closer to the Green Hills Country Estate well, Kelly Creek Farms, that all have the means of wastewater currently existing that was the intent of the properties when originally established and approved. (Kelly Creek Farm: Tax Parcel # 21-011-0031 and Two Neighbors within 300': 21-051-0003 and 21-051-0001)

Attachment #5

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

The variance will not substantially affect the general plan and will not be contrary to public interest. This parcel was already approved by Weber-Morgan Health Department and Weber County Planning Department for on-site wastewater disposal system. This variance for this parcel will not change any general plan since it has been part of the plan since 2000. The Huntsville General Plan via the Huntsville Town Council and Weber County via sewer feasibility study determined to continue using the current septic systems in the foreseeable future as their plan. This variance will not be contrary to the general plan.

Attachment #6

5. The spirit of the land use ordinance is observed and substantial justice done.

The spirit of the land use original ordinance for a single family residence is and will be observed as it was originally intended. Per Weber Co. Planning Commission issued letter and Weber-Morgan Health Department approval for on-site wastewater disposal system this variance is requesting the land use remain as it was originally approved for.

Reference #1

Well Report Green Hills Development Co.



View New Water Right Webpage Design

Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 12/16/2020 Page 1

EXCHANGE: E1296 (35-6730) BASE WATER RIGHT: 35-827 STOCK/CONTRACT NUMBER: 27004 COUNTY TAX ID#:
RIGHT EVIDENCED BY: U.S. Bureau of Reclamation and Contract with Weber
Basin Water Conservancy District, under 35-87
(A10989) and 35-827 (A27608)

WATER COMPANY/DISTRICT ASSOCIATED WITH THIS EXCHANGE:
(To view Information regarding the Water Company associated with this Exchange,
click on the following Water Company Name:)
Weber Basin Water Conservancy District

OWNERSHIP*****

NAME: Inc. Green Hill Development Co.
ADDR: 725 Panorama Drive
Ogden UT 84403

DATES, ETC.*****

FILED: 05/15/1978 PRIORITY: 05/15/1978 ADV BEGAN: ADV ENDED: NEWSPAPER:
ProtestEnd: PROTESTED: [No] HEARNG HLD: SE ACTION: [] ActionDate:04/06/1979 PROOF DUE:
EXTENSION: Elec-Proof:[] E1-PrFiled: CERT/WUC: LAP, ETC: 08/08/1995 LAPS LETTR:
RushLetter: RENOVATE: RECON REQ: TYPE: []

*DISTRIBUTION-----
Related Distribution System: Not part of any Distribution System

*STATUS-----
STATUS: [Withdrawn]

*****CURRENT RIGHT*****

FLOW: 100.00000 acre-feet
SOURCE: Pineview Reservoir
COUNTY: Weber
POINT OF DIVERSION -- SURFACE:
(1) N 1699 ft E 603 ft from S4 cor, Sec 16, T 6N, R 1E, SLBM

USES OF EXCHANGE***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family
SUPPLEMENTAL to Other Water Rights

###MISCELLANEOUS Irrigation, domestic, municipal, industrial, power, and stockwatering PERIOD OF USE: 01/01 TO 12/31

*****PROPOSED EXCHANGE*****

FLOW: 100.00000 acre-feet PERIOD OF USE: 01/01 TO 12/31
SOURCE: Underground Water Well
COUNTY: Weber COMMON DESCRIPTION: 2 Miles East of Huntsville

LOCATION OF EXCHANGE***(Points of Diversion: Click on Location to access PLAT Program.)*****MAP VIEW*****

POINT OF EXCHANGE -- UNDERGROUND: (Click link for PLAT data, click Well ID# link for more well data.)
(1) N 2000 ft E 2000 ft from SW cor, Sec 09, T 6N, R 2E, SLBM
DIAMETER OF WELL: 8 ins. DEPTH: 240 to ft. YEAR DRILLED: 1979 WELL LOG? Y WELL ID#: 433452

POINT OF RELEASE:
FLOW: 100.00000 acre-feet PERIOD OF USE: 01/01 TO 12/31
***Location of Release Point(s) is the SAME as Point(s) of Diversion in CURRENT RIGHT above.

USES OF EXCHANGE***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family

SUPPLEMENTAL GROUP NO.: 207572.

IRRIGATION: 5.62000 acres PERIOD OF USE: 04/01 TO 10/31

DOMESTIC: 110.0000 EDUS PERIOD OF USE: 01/01 TO 12/31

Table with 4 columns: NORTH WEST QUARTER, NORTH EAST QUARTER, SOUTH WEST QUARTER, SOUTH EAST QUARTER. Rows show well locations (Sec 04 T 6N R 2E SLBM, Sec 09 T 6N R 2E SLBM, Sec 10 T 6N R 2E SLBM) with 'X' marks in various quadrants.

OTHER COMMENTS*****

Replaced by E3335.

SEGREGATION HISTORY*****

This Exchange as originally filed: FLOW IN QUANTITY IN *-----WATER USES-----*

CFS	ACRE-FEET	IRRIGATED ACREAGE	STOCK (ELUs)	DOMESTIC (FAMILIES)	MUNICIPAL	MINING	POWER	OTHER
	100.0	5.6200		110.0000				

 *****E N D O F D A T A*****

Utah Division of Water Rights | 1594 West North Temple Suite 220, P.O. Box 146300, Salt Lake City, Utah 84114-6300 | 801-538-7240
Utah.gov | [Natural Resources](#) | [Contact](#) | [Terms of Use](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Translate Utah.gov](#)

Reference #2

Absorption Field Drawing for Green Hill Country and
Associated Land Plats

SECTION 9, T.6N., R.2E., S.L.B. & M.

IN WEBER COUNTY
SCALE 1" = 400'

TAXING UNIT: 520, 231

SEE PAGE 1

GREEN HILL COUNTRY ESTATES
PHASE NO. 6

SEE PAGES 79 TO 85

GREEN HILL COUNTRY ESTATES
PH. NO. 4
SEE PAGE 60

GREEN HILL COUNTRY ESTATES
PHASE NO. 2
SEE PAGES 58 & 59

GREEN HILL COUNTRY ESTATES
PHASE NO. 3
SEE PAGE 60

GREEN HILL COUNTRY ESTATES
PHASE NO. 1
SEE PAGES 50-55

GREEN HILL COUNTRY ESTATES
PHASE NO. 7
SEE P. 78

GREEN HILL COUNTRY ESTATES
PHASE NO. 5
SEE PAGE 63

THE DOUGLAS J CARDON &
JANINE G CARDON TRUST
210110019
28.5 AC±
TU 520

DOUGLAS J CARDON &
JANINE G CARDON
TRUST DTD APR 25 2002
210110021
10.11 AC±
TU 520

DALE CHRIS BRUNKER &
CYNTHIA E BRUNKER
210110015
TU 520
9.81 AC±

TOMASZ ROGOZ
210110017 TU 520
U.S.A.
210110018 TU 520

DOUGLAS J CARDON &
JANINE G CARDON
TRUST DTD APR 25 2002
210110031
26.07 AC±
TU 231

DOUGLAS J CARDON &
JANINE G CARDON
TRUST DTD APR 25 2002
210110013
15.02 AC±
TU 520

HUNTSVILLE MEADOWS SUB
SEE PAGE 76

SEE PAGE 76

HANSON FAMILY REVOCABLE TRUST
JUNE 6, 1991
210110011
20.722 AC±
TU 520

GREEN HILL COUNTRY ESTATES
AND
LOT 2
SEE PAGE 95

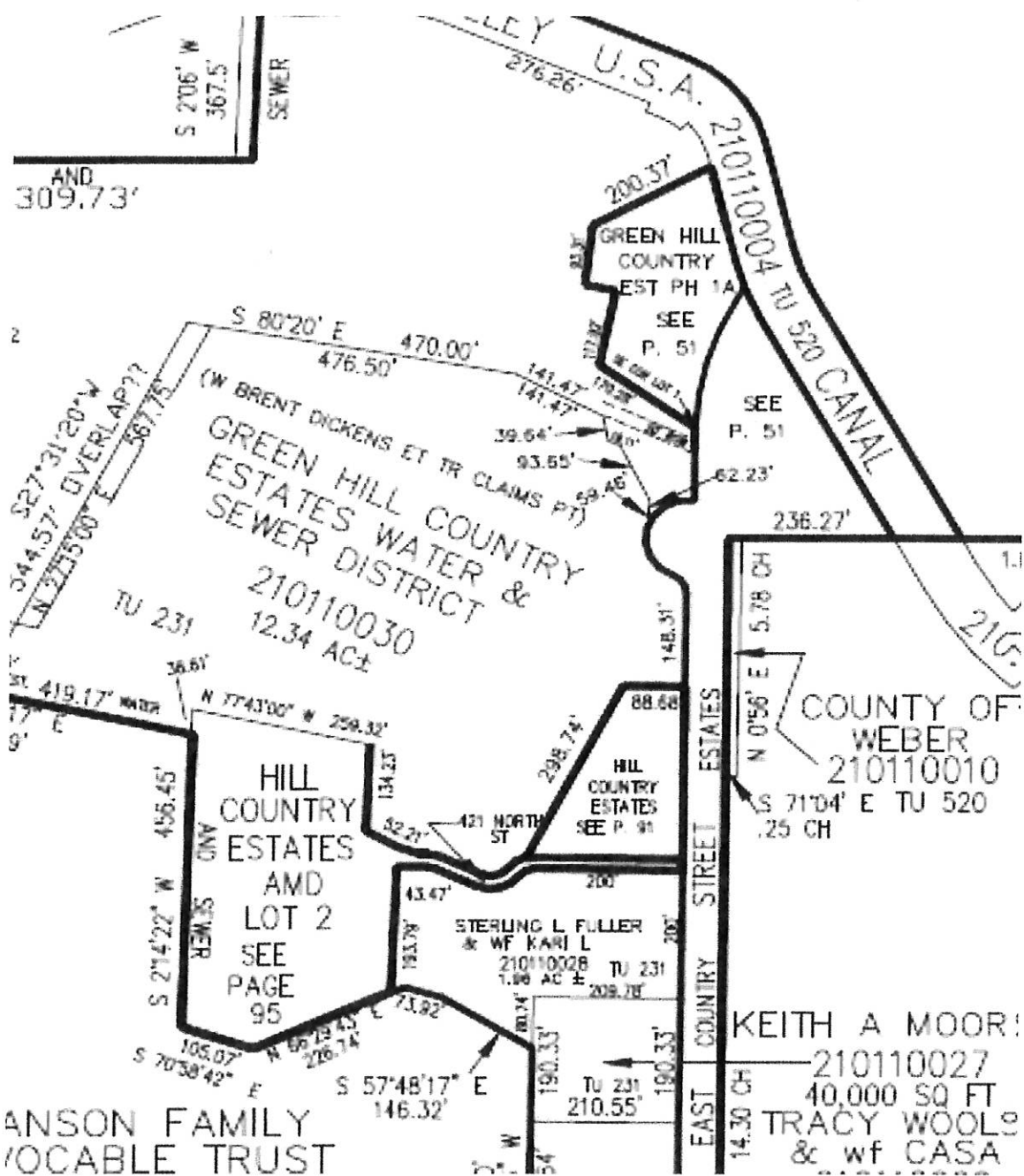
KEITH A MOORE
210110027
40,000 SQ FT
TRACY WOOLSEY & Wf CASA L
210110026
40,000 SQ FT
MARY ANN R HARRIS
210110029
40,000 SQ FT

HANS G EHRBAR TRUST
DTD AUG 23 2006
210110006
27.68 AC± NET
TU 520

HANS G EHRBAR TRUST
DTD AUG 23 2006
210110005
39.08 AC± NET
TU 520

SEE PAGE 25

SEE PAGE 22



ANSON FAMILY
CABLE TRUST

KEITH A MOORE
210110027
40,000 SQ FT
TRACY WOOLFE
& WF CASA

Reference # 3

Weber County Planning Commission

Weber – Morgan Health Department Wastewater
Program Office

Hill Country Estates 2 Lots percolation tests


WEBER-MORGAN

June 2, 1999

HEALTH DEPARTMENT

J. BRETT LAZAR MD, MPH
Department Director

2570 Grant Avenue
Ogden, Utah 84401
(801) 399-8433
FAX (801) 399-8306

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Hill Country Estates, 2 Lots
450 N. 9000 E.
Parcel #21-011-0002

Gentlemen:

The plans and supporting information for the above-referenced subdivision have been reviewed.

Culinary water will be provided by the Green Hills Water District, an extension of an existing approved community water system.

Soil characteristics, percolation rates of 30 MPI, and anticipated ground water table, fall within the range of acceptability for the utilization of a wastewater disposal system as a means of wastewater disposal. Maximum trench depth is limited to 18 inches.

Each on-site individual wastewater disposal system must be installed in accordance with R317-501 through R317-513, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Mary Hazard, DEHS
Wastewater Program Office

MH/jc

Maternal & Child Health

2233 Grant Avenue
Ogden, Utah 84401
(801) 778-6150
FAX (801) 778-6180

WIC

2233 Grant Avenue
Ogden, Utah 84401
(801) 778-6100
FAX (801) 778-6180

Environmental Health

2570 Grant Avenue
Ogden, Utah 84401
(801) 399-8381
FAX (801) 399-8306

Emissions

855-25th Street
Ogden, Utah 84401
(801) 399-8108
FAX (801) 399-8109

Health Promotions

2380 Washington Blvd., Suite 70
Ogden, Utah 84401
(801) 399-8164
FAX (801) 399-8325

Information Required for Determining Soil Suitability for Individual Wastewater Disposal Systems

Name:

Hill Country Estates (Jim and

Location of Property:

450 N 9000 E
Huntsville Utah

I certify that percolation tests have been conducted on the above property, in accordance with requirements specified in R317-511, Utah Administrative Code, and that percolation rates, calculated as specified by said rule, are as follows (use reverse side or additional sheets if necessary):

Test Hole Number	Test Hole Depth	Saturation Period (hrs & min)	Swelling Period (hrs & min)	Inches Drop Final 30 min. Period*	Final Stabilized Percolation Rate** (min/inch)
Lot 1	50"	4hr	23hrs	2 1/4"	13.3 MPI
Lot 2	30"	4hr	23hrs	2"	15 MPI

Statement of soil conditions obtained from soil explorations to a depth of 10 feet. In the event that absorption systems will be deeper than 6 feet, soil explorations must extend to a depth of at least 4 feet below the bottom of the proposed absorption field, seepage trench, seepage pit, or absorption bed. A descriptive log of each exploration hole should be given:

Conducted by The Weber County Health Dept (WCHD)

Date soil exploration(s) conducted: by WCHD

Statement of present and maximum anticipated ground water table throughout the property and area of the proposed soil absorption system: by WCHD

Date ground water table determined: by WCHD

I hereby certify to the best of my knowledge the foregoing information is correct.

Name:

Lois K. Cooper

Address:

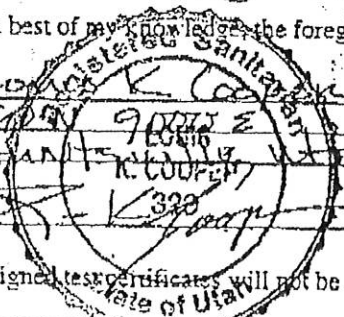
450 N 9000 E
Huntsville, UT 84317

Signed:

[Signature]

Date: 3/1/99

(unsigned test certificates will not be accepted)



*Ten minute time intervals between percolation test measurements may be used only for certain circumstances -- refer to detailed instructions for conducting percolation tests as referenced above. If a 10 minute time interval is used for tests, so indicate.

**Percolation rate is equal to period of time used in minutes, divided by distance water dropped in inches and fractions thereof.

9000 E
431 +
453 NORTH

WEBER-MORGAN HEALTH DEPARTMENT
WASTEWATER PROGRAM OFFICE
2570 Grant Ave., Ogden, Utah 84401
Phone 399-8381 Fax 399-8323

Jim Aland

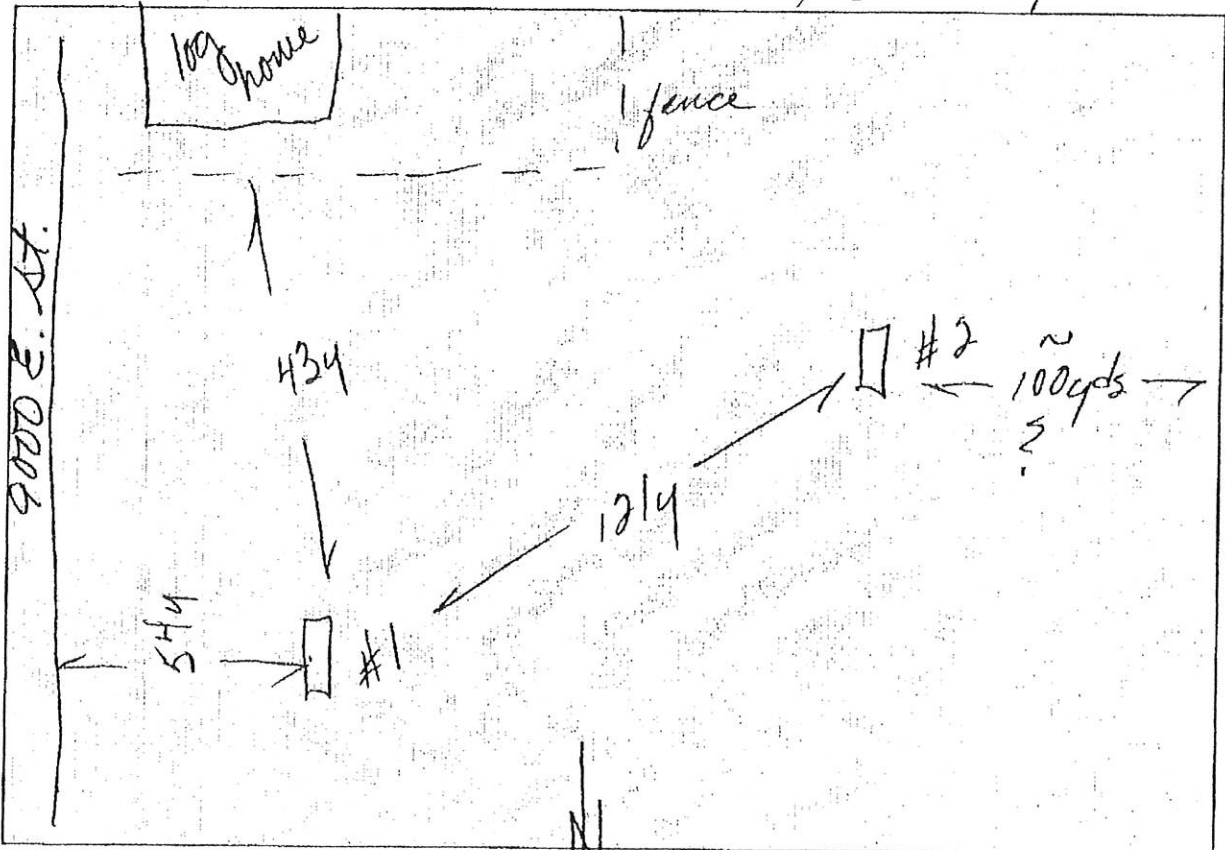
Test
Hole #1

SITE AND SOIL EVALUATION FORM

DEPTH	TEXTURE	STRUCTURE	COLOR	SATURATION
0-11		loam TS.	DK BRN	
11-35		Sandy Clay	Red	
35-44	(higher sand)	Sandy Clay	Orange	
44-70		Silty Clay	lt. BRN	Mottling
70-88	More Clay	Silty Clay		↓
88-100		Sand/Cobble		

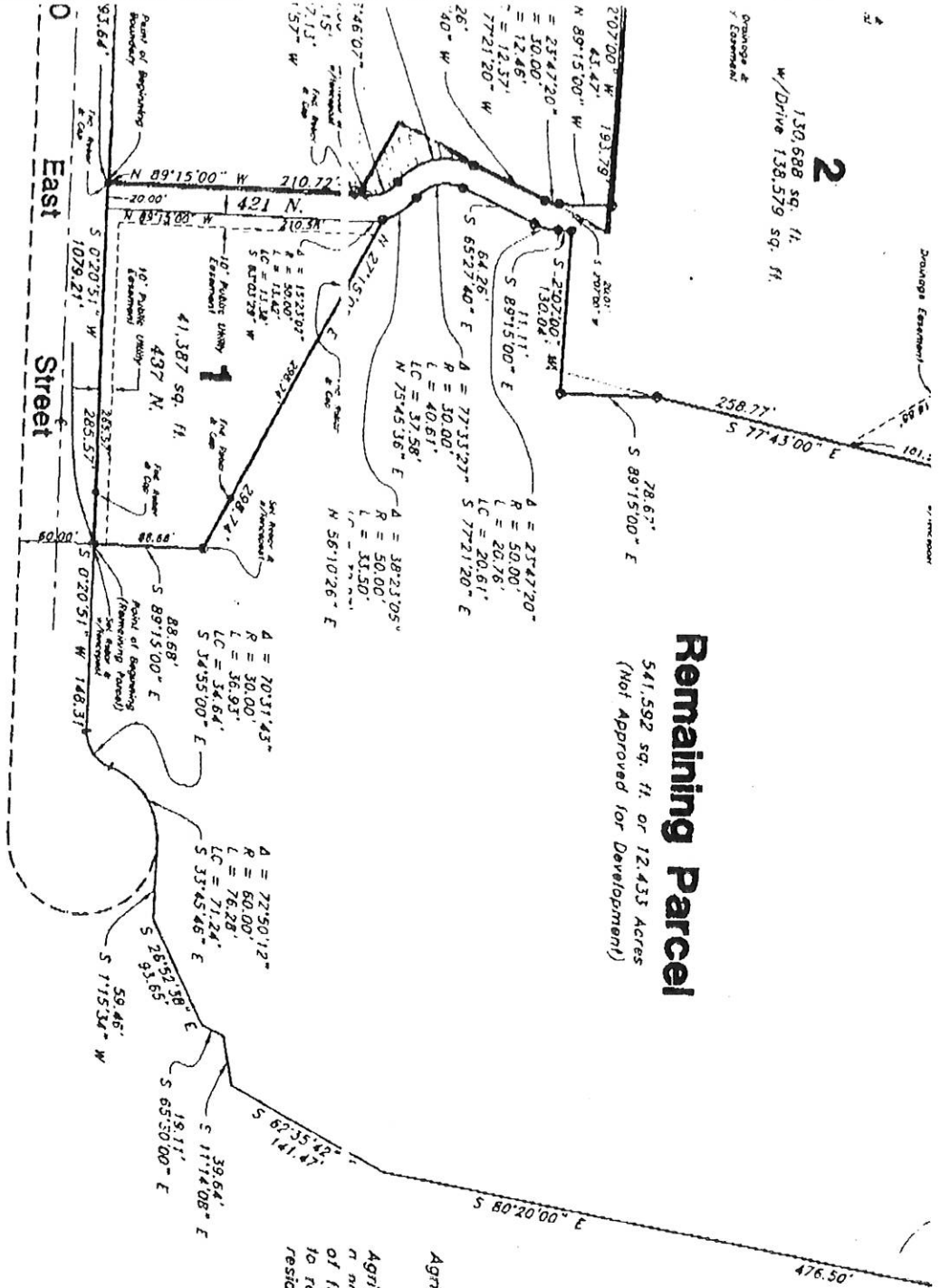
SITE MAP

4-6% Slope



Perc @ 50" and 80"

Water Table > 100"
anticipated = 44"



Remaining Parcel
 541,592 sq. ft. or 12.433 Acres
 (Not Approved for Development)

Agriculture Note:

Agriculture is the preferred use in the agricultural operations as specified in the Zoning Ordinance. No use involving farm machinery and no allowed agricultural use to restriction on the basis that it interferes with the residents of this subdivision.

WEBER-MORGAN HEALTH DEPARTMENT
 I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.
 Signed this _____ day of _____, 2000.

 Director, Weber-Morgan Health Department

TY SURVEYOR

Reference #4

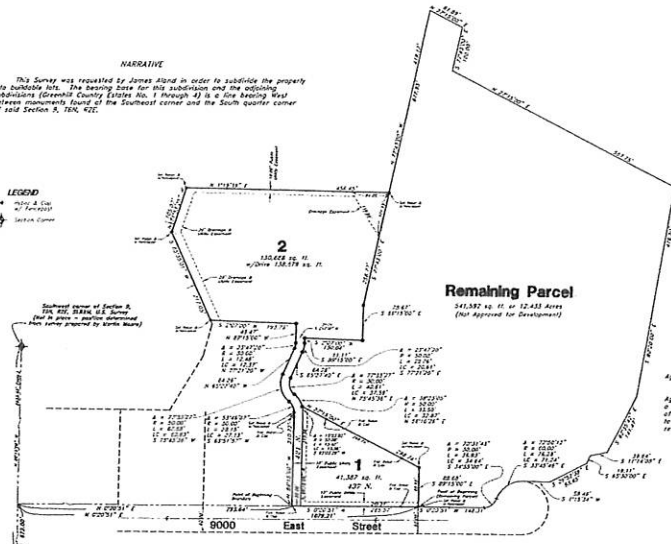
Weber County Recorder East Huntsville Hill Country
Estates

Hill Country Estates

A part of the Southwest 1/4 of Section 9, T6N, R2E, SLB&M, U.S. Survey Weber County, Utah

NARRATIVE
This Survey was requested by James Alford in order to subdivide the property into Subdivision No. 1. The bearing date for this subdivision and the adjoining Subdivisions (Weber County Estates No. 1 through 4) is a South bearing West between monuments located at the Southwest corner and the South Quarter corner of said Section 9, T6N, R2E.

LEGEND
+ City & County
+ Section Corner
+ Section Center



AGRICULTURE NOTE:
Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Zoning Ordinance for a particular zone are permitted at any time, including the operation of farm machinery and all other agricultural use shall be subject to regulation on the basis that it interferes with activities of future residents of this subdivision.

SURVEYOR'S CERTIFICATE
I, Mark E. Boodin, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Hill Country Estates in Weber County, Utah has been correctly drawn to the bearings and distances shown hereon and that the same are in accordance with the original field notes included in said subdivision, based on data computed from records in the Weber County Recorder's Office, and that a survey made on the ground will conform with the same. I am a duly sworn and duly qualified Surveyor in the State of Utah and am duly licensed to practice my profession in the State of Utah.

Signed this 14th day of February, 2000.
166454
Mark E. Boodin
Weber County, Utah

OWNER'S DECLARATION
I, the undersigned owner of the herein described tract of land, do hereby set apart and dedicate to the public use of the State of Utah, the easement and right of way shown on this plat for the installation, maintenance and operation of public utility service lines, storm drainage facilities and for the perpetual preservation of water drainage channels in their natural beds wherever it is applicable as may be authorized by Weber County, Utah, with no buildings or structures being erected within such easements.

Signed this 8th day of March, 2000.
James Alford
Owner

ACKNOWLEDGMENT
On the 8th day of March, 2000, personally appeared before me, the undersigned Notary Public, the above Owner's Declaration in number, who duly acknowledged the same to me as being freely and voluntarily and for the purposes therein mentioned.
Notary Public, Commissioned in Utah
Commission Expires: 2-24-2001
JENNIFER THORNTON

BOUNDARY DESCRIPTION
A part of the Southwest Quarter of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.
Beginning of a point on the West line of 9000 East Street which is 672.00 feet West and 734.64 feet North 89°13'00" East from the South Quarter corner of said Section 9; and running thence North 89°13'00" West 216.32 feet to a point of curvature thence Southwesterly along the arc of a 30.00 foot radius curve to the left a distance of 28.15 feet (Central Angle equals 57°45'00" and Long Chord bears South 62°17'00" East 22.13 feet) to a point of reverse curve thence Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 87.61 feet (Central Angle equals 77°45'00" and Long Chord bears South 48°34'00" East 82.83 feet) thence North 63°27'40" West 64.26 feet to a point of curvature thence Northwesterly along the arc of a 30.00 foot radius curve to the left a distance of 12.48 feet (Central Angle equals 27°45'00" and Long Chord bears North 27°21'00" West 12.35 feet) to a point of tangency thence North 89°13'00" West 43.42 feet; thence South 27°45'00" West 19.19 feet; thence South 62°17'00" West 110.25 feet; thence North 11°52'25" West 100.07 feet; thence North 11°52'25" East 43.43 feet; thence South 27°45'00" West 130.04 feet; thence North 89°13'00" East 11.11 feet to a point of curvature thence Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 28.15 feet (Central Angle equals 57°45'00" and Long Chord bears North 28°42'00" East 28.15 feet) to a point of tangency thence Northwesterly along the arc of a 30.00 foot radius curve to the right a distance of 12.48 feet (Central Angle equals 27°45'00" and Long Chord bears North 28°42'00" East 12.35 feet) to a point of reverse curve thence Northwesterly along the arc of a 30.00 foot radius curve to the right a distance of 87.61 feet (Central Angle equals 77°45'00" and Long Chord bears North 48°34'00" East 82.83 feet) thence North 27°45'00" East 22.13 feet; thence South 62°17'00" East 22.13 feet to said West line of 9000 East Street, thence South 62°17'00" West 216.32 feet along said West line to the point of beginning.
Contains 178,816 Square Feet or 4.131 Acres

REMAINING PARCEL DESCRIPTION
A part of the Southwest Quarter of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.
Beginning of a point on the West line of 9000 East Street which is 672.00 feet West and 1079.31 feet North 89°13'00" East from the South Quarter corner of said Section 9; and running thence North 89°13'00" West 85.88 feet; thence South 27°45'00" West 282.64 feet to a non-tangent curve thence Southwesterly along the arc of a 30.00 foot radius curve to the left a distance of 33.50 feet (Central Angle equals 18°15'00" and Long Chord bears South 31°02'00" West 28.87 feet) to a point of tangency thence Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 46.61 feet (Central Angle equals 27°45'00" and Long Chord bears North 27°45'00" West 37.38 feet) to a point of tangency thence North 89°13'00" West 20.61 feet to a point of tangency thence Northwesterly along the arc of a 30.00 foot radius curve to the left a distance of 28.15 feet (Central Angle equals 57°45'00" and Long Chord bears South 62°17'00" East 22.13 feet) to a point of reverse curve thence Northwesterly along the arc of a 30.00 foot radius curve to the right a distance of 87.61 feet (Central Angle equals 77°45'00" and Long Chord bears North 48°34'00" East 82.83 feet) thence North 27°45'00" East 22.13 feet; thence South 62°17'00" East 22.13 feet; thence South 27°45'00" West 19.19 feet; thence North 11°52'25" West 100.07 feet; thence North 11°52'25" East 43.43 feet; thence South 27°45'00" West 130.04 feet; thence North 89°13'00" East 11.11 feet to a point of curvature thence Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 28.15 feet (Central Angle equals 57°45'00" and Long Chord bears North 28°42'00" East 28.15 feet) to a point of tangency thence Northwesterly along the arc of a 30.00 foot radius curve to the right a distance of 12.48 feet (Central Angle equals 27°45'00" and Long Chord bears North 28°42'00" East 12.35 feet) to a point of reverse curve thence Northwesterly along the arc of a 30.00 foot radius curve to the right a distance of 87.61 feet (Central Angle equals 77°45'00" and Long Chord bears North 48°34'00" East 82.83 feet) thence North 27°45'00" East 22.13 feet; thence South 62°17'00" East 22.13 feet to said West line of 9000 East Street, thence South 62°17'00" West 216.32 feet along said West line to the point of beginning.
Contains 541,532 Square Feet or 12.423 Acres

WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the health, sanitation, and other conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal system.
Signed this 27th day of February, 2000.
Joseph Morgan
Weber-Morgan Health Department

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards, and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this 24th day of Feb. 2000.
Walter Christensen
Weber County Engineer

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinances applicable thereto and are in force and effect.
Signed this _____ day of _____, 2000.

Weber County Attorney

WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, have been approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2000.

Chair, Weber County Commission

EAST HUNTSVILLE TOWNSHIP PLANNING DISTRICT
This is to certify that this subdivision plat was duly approved on the 27th day of February, 2000.
Signed this 27th day of February, 2000.
Way C. Packer
Chair, East Huntsville Township Planning District

WEBER COUNTY RECORDER
I hereby certify that this subdivision plat was duly recorded in the East Huntsville Township Planning District on the 27th day of February, 2000.

Weber County Recorder

GREAT BASIN ENGINEERING NORTH
10700 South 1400 West - Suite 102
Farmington, Utah 84202
703.866.8200
www.gben.com

Reference #5

Title & Escrow reference for Parcel 21-091-0001

MOUNTAIN VIEW TITLE & ESCROW
4605 HARRISON BLVD. #201
OGDEN, UTAH 84403

BUYERS SETTLEMENT STATEMENT

Buyer: JULIE ANN PANUSHKA

Seller: JAMES ALAND

Property Address: LOT 1, HILL COUNTRY ESTATES
HUNTSVILLE, UTAH 84317

Order Number: w33987 Settlement Date: 06/02/00
Escrow Number:

	Expenses	Credits
Purchase Price.....	54,900.00	
Deposit or Earnest Money.....		1,000.00
Escrow Fee.....	100.00	
Recording of Deed.....	15.00	
WATER TRANSFER FEE		
MIN. CANAL IRRIG.....	20.00	
2000 TAX-PRORATION SHARE		
WEBER COUNTY TREAS.....	240.71	
Sub-totals	55,275.71	1,000.00
Balance due from Buyer		
Totals	55,275.71	54,275.71 55,275.71

Approved by:



JULIE ANN PANUSHKA

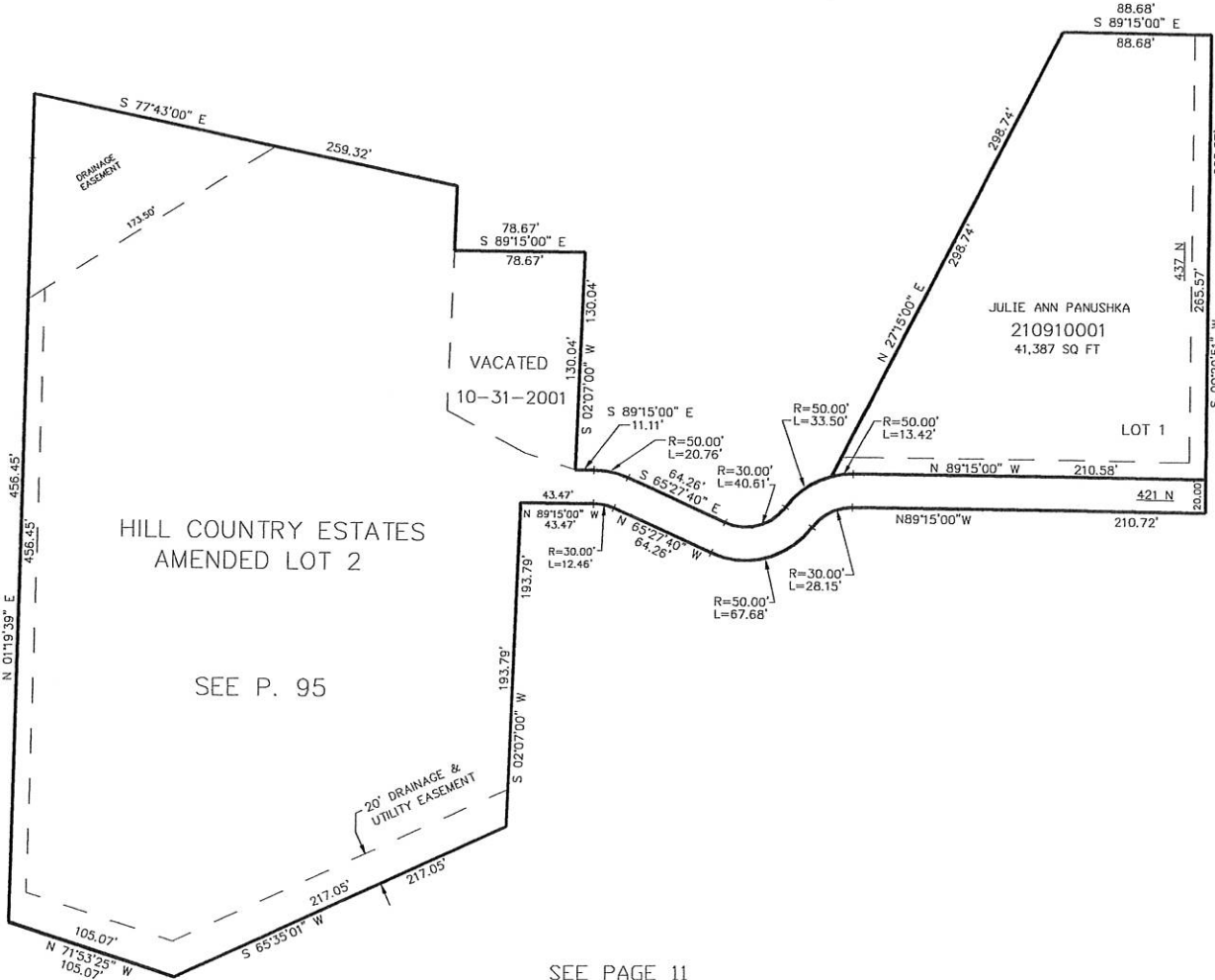
PART OF THE S.W.1/4, OF SECTION 9, T.6N., R.2E., S.L.B. & M.
HILL COUNTRY ESTATES

IN WEBER COUNTY

TAXING UNIT: 231

SCALE 1" = 60'

SEE PAGE 11



SEE PAGE 11

SEE PAGE 11

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 52, PAGE 15 OF RECORDS.

Reference #6

Real Estate Purchase Contract Addendum



ADDENDUM NO. One
TO
REAL ESTATE PURCHASE CONTRACT Page 1 of 1

THIS IS AN ADDENDUM COUNTEROFFER TO THE REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of May 22, 2000 including all prior addenda and counteroffers, between Justin Allen Canasta as Buyer, and Tom Cooper as Seller, regarding the Property located at Lot # 1711 Canyon View. The following terms are hereby incorporated as part of the REPC:

1) Purchase Contingent upon Buyer's Satisfaction upon review of Weber Co. Environmental Health Soil Survey & Perc Test information.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. Seller Buyer shall have until 5:00 AM PM Mountain Time on May 24, 2000 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, this offer as set forth in this ADDENDUM shall lapse.

[Signature] 5/22/00 10:35 am
(Buyer) (Seller Signature) (Date) (Time) (Buyer) (Seller Signature) (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

ACCEPTANCE: Seller Buyer hereby accepts the terms of this ADDENDUM.

COUNTEROFFER: Seller Buyer presents as a counteroffer the terms of attached ADDENDUM NO. _____

[Signature] 5/23/00 (Signature) (Date) (Time) (Signature) (Date) (Time)

REJECTION: Seller Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time) (Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL EFFECTIVE AUGUST 17, 1999. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

Reference #7

Well Driller's Report, Repair for Green Hill Development
Co.

WELL DRILLER'S REPORT

State of Utah

Division of Water Rights

For additional space, use "Additional Well Data Form" and attach

Well Identification

Exchange Application: E3335 (35-9896)

WIN: 433452

Owner

Note any changes

Green Hill Development Company Inc.
P.O. Box 453
Huntsville UT 84317

Contact Person/Engineer

J. Dawley Petersen

Well Location

Note any changes

N 2000 E 2000 from the SW corner of section 09, Township 6N, Range 2E, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation, local well #) *9000 E. 458 N.*

Drillers Activity

Start Date: *11-11-09*

Completion Date: *12-22-09*

Check all that apply: New Repair Deepen Clean Replace Public Nature of Use: *CULINARY*

If a replacement well, provide location of new well. _____ feet north/south and _____ feet east/west of the existing well.

DEPTH (feet) FROM	TO	BOREHOLE DIAMETER (in)	DRILLING METHOD	DRILLING FLUID
			<i>No Drill Log at this time.</i>	

Well Log

DEPTH (feet) FROM	TO	WATER	PERMEABILITY		UNCONSOLIDATED						CONSOLIDATED		ROCK TYPE	COLOR	DESCRIPTION AND REMARKS (e.g., relative %, grain size, sorting, angularity, bedding, grain composition density, plasticity, shape, cementation, consistency, water bearing, odor, fracturing, mineralogy, texture, degree of weathering, hardness, water quality, etc.)	
			High	Low	CLAY	SAND	GRAVEL	COBBLES	OTHER							
																<i>N/A</i>

RECEIVED

DEC 29 2009

WATER RIGHT
SALT LAKE

Static Water Level

Date *11-18-09* Water Level *73* feet Flowing? Yes No

Method of Water Level Measurement *VIDEO CAMERA* If Flowing, Capped Pressure _____ PSI

Point to Which Water Level Measurement was Referenced *TOP PITLOSS* Elevation _____

Height of Water Level reference point above ground surface _____ feet Temperature *60.0* degrees C F

Well Log

Construction Information

DEPTH (feet)		CASING			DEPTH (feet)		<input checked="" type="checkbox"/> SCREEN	<input checked="" type="checkbox"/> PERFORATIONS	<input type="checkbox"/> OPEN BOTTOM
FROM	TO	CASING TYPE AND MATERIAL/GRADE	WALL THICK (in)	NOMINAL DIAM. (in)	FROM	TO	SCREEN SLOT SIZE OR PERF SIZE (in)	SCREEN DIAM. OR PERF LENGTH (in)	SCREEN TYPE OR NUMBER PERF (per round/interval)
0	243	8" STEEL	.271	8	123	220	slots -	not mill	slot?
					220	234	Touch	cut	port.
<p>NOTE: 20' #304 SS 6 9/16" O.D. SCREEN SET 241' to 243'</p>									

Well Head Configuration: Pitless cap 10" dia Access Port Provided? Yes No
 Casing Joint Type: WELDED Perforator Used: Touch and slotted
 Was a Surface Seal Installed? Yes No Depth of Surface Seal: _____ feet Drive Shoe? Yes No
 Surface Seal Material Placement Method: _____
 Was a temporary surface casing used? Yes No If yes, depth of casing: _____ feet diameter: _____ inches

DEPTH (feet)		SURFACE SEAL / INTERVAL SEAL / FILTER PACK / PACKER INFORMATION		
FROM	TO	SEAL MATERIAL, FILTER PACK and PACKER TYPE and DESCRIPTION	Quantity of Material Used (if applicable)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
N/A				

Well Development and Well Yield Test Information

DATE	METHOD	YIELD	Units Check One		DRAWDOWN (ft)	TIME PUMPED (hrs & min)
			GPM	CFS		
12-22-09	INSTALL 40 GPM SUMMERBILT WITH 190 PSI LINE PRESSURE OR 625 TDH	40			(NO LOG)	

Pump (Permanent)

Pump Description: Franklin Motor and Pump Horsepower: 10 Pump Intake Depth: 230 feet
 Approximate Maximum Pumping Rate: 40 GPM Well Disinfected upon Completion? Yes No

Comments

Description of construction activity, additional materials used, problems encountered, extraordinary circumstances, abandonment procedures. Use additional well data form for more space.

- Pump was pulled (25 H.R) void - brush obsrv - holes was filled in 260' up to 240' w/ HARD "slots" caused in fragments 1/4" up to 2" or 2 1/2" size - Railed fragments out - Holes did not close in - set in 6" #304 SS x 20' screen in bottom.

Well Driller Statement

This well was drilled and constructed under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name PETERSEN BROTHERS DRILLING CO INC

License No. 249

Signature [Signature]

(Licensed Well Driller)

Date 12-27-09

Reference #8

General Plan for Huntsville Town, Utah 3/7/2013

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.

MARCH 7, 2013

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 experienced its own rapid growth in the latter 2000's. This growth is affecting the 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 desirability of life in Ogden Valley and the emergence of a few large vacation homes and the trending escalation of the average home price is changing the Valley's demographics to that of an older population and higher income level. 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 varieties of vegetation, imparts a village atmosphere. Blended with the surrounding mountain vistas, the feeling is of a spacious, comfortable, western country living environment. The 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 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. 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 are desirous of maintaining our high quality lifestyle by managing and shaping our future growth in a way that preserves and hopefully enhances this lifestyle.

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, 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. 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, and connects the Valley with Mountain Green and Interstate 84 in Morgan County.

Weber County's population was 231,236 in 2010. 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. There are approximately 249 dwelling units in Huntsville Town, with approximately 204 occupied by year-round residents. At this point, the Town is continuing to grow, 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 subdividing. Should Huntsville's population exceed 1000, Utah State law would require a transition to a Class 3 city, which would require a new form of municipal government.

d. Refuge

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 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.

Reference #9

General Plan for Huntsville Town, Utah 11/2020

GENERAL PLAN

for

HUNTSVILLE TOWN, UTAH

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November~~MARCH 7, 20~~2013

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 rapid escalating escalation 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**

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

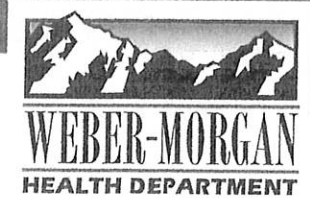
Huntsville Town contains three major soil types as defined by the US Soil conservation Service- Utaba cobbly loam, warm (UbA), Phoebe fine sandy loam (PhA); and Parley's loam, high rainfall (PaA). Soils are important to the future development of Huntsville because of their permeability or absorption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

Reference #10

Letter from Weber-Morgan Health Department
Hill Country Estates Lot 1 Letter of Feasibility Update



November 30, 2020

Julie Ann Panushka
4237 Park Terrace Drive
Salt Lake City, UT 84124

RE: Hill Country Estates Lot 1 Letter of Feasibility Update
437 N Maple Street Huntsville, UT 84317
Parcel # 21-091-0001

After review of the property characteristics of the above-referenced parcel, it was found that the entire property is located within a Zone 2 Source Protection area for public drinking water wells that are operated by Green Hills Country Estates, a community public drinking water system. Weber County Ordinance Part II, Title 108, Chapter 18 - Drinking Water Source Protection prohibits the use of septic tanks and drain field systems within Source Protection Zones One and Two of public drinking water systems:

Definitions:

Drinking Water Source Protection (DWSP) Zone means the surface and subsurface area surrounding a groundwater source of drinking water supplying a public water system through which contaminants are reasonably likely to move toward and reach such groundwater source.

Groundwater Source means any well, spring, tunnel, adit, or other underground opening from or through which groundwater flows or is pumped from subsurface water-bearing formations.

Code Sections:

Sec. 108-18-3 – Establishment of Drinking Water Source Protection Zones

(a) There are hereby established use districts to be known as Zones One, Two, Three, and Four, of the drinking water source protection area, or alternatively the management area. These zones shall have the approval of the state division of drinking water as described in R309-600 Source Protection: Drinking Water Source Protection for Ground-Water Sources and are identified and described as follows:

(1) Zone One is the area within a 100-foot radius from the wellhead or margin of the collection area

(2) Zone Two is the area within a 250-day groundwater time of travel to the wellhead or margin of the collection area, the boundary of the aquifer which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

Sec. 108-18-6. - Prohibited Uses.

Subject to section 108-18-5, the following uses are prohibited within the following drinking water source protection zones:

(1) Zone One. All uses that fall within the definition in this chapter of "pollution source" or

"potential contamination source," including the following, are prohibited in Zone One:

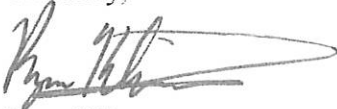
- a. Surface use, storage, or dumping of hazardous waste or material, expressly including industrial or commercial uses of agricultural pesticides (except when such pesticides are used in farming applications within strict compliance of the manufacturer's recommendations of use, subject to inspection by local officials).
- b. Sanitary landfills.
- c. Hazardous waste or material disposal sites.
- d. Septic tanks/drain field systems.
- e. Sanitary sewer lines within 150 feet of a wellhead or spring collection area.
- f. Underground storage tanks.
- g. Stormwater infiltration structures.
- h. Any pollution source as defined herein or in Rule 309-113-101, as amended, of the division of drinking water's drinking water source protection regulations.
- i. Agriculture industries including, but not limited to, intensive feeding operations such as feedlots, dairies, fur breeding operations, poultry farms, etc.

(2) Zone Two.

- a. Surface use, storage, or dumping of hazardous waste or material, expressly including industrial or commercial uses of agricultural pesticides (except when such pesticides are used in farming applications within strict compliance of the manufacturer's recommendations of use, subject to inspection by local officials).
- b. Sanitary landfills.
- c. Hazardous waste or material disposal sites.
- d. Septic tanks/drain field systems.
- e. Sanitary sewer lines within 150 feet of a wellhead or spring collection area.
- f. Underground storage tanks.
- g. Stormwater infiltration structures.
- h. Any pollution source as defined herein or in Rule 309-113-101, as amended, of the division of drinking water's drinking water source protection regulations.
- i. Agriculture industries including, but not limited to, intensive feeding operations such as feedlots, dairies, fur breeding operations, poultry farms, etc.

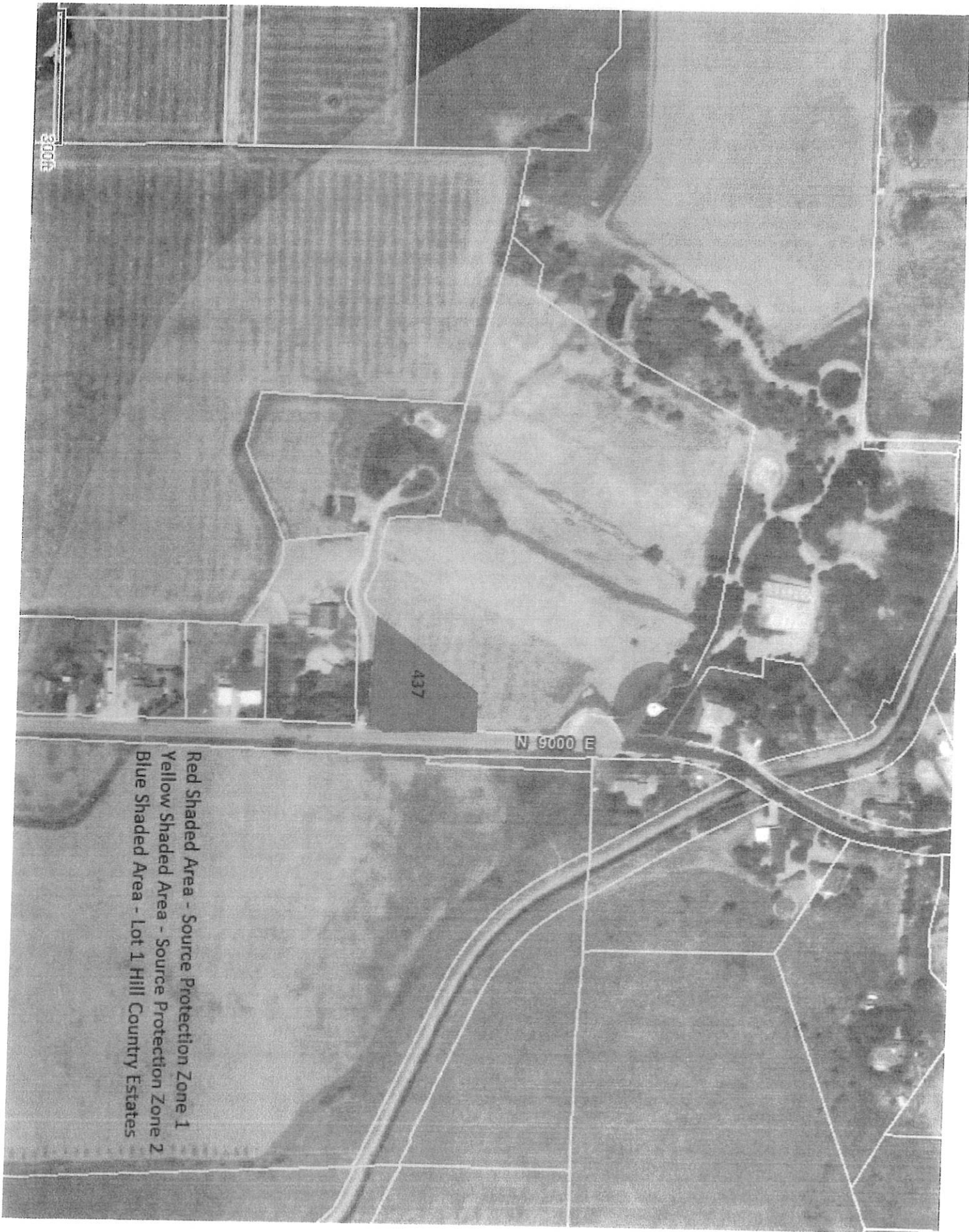
A copy of the entire Weber County Drinking Water Source Protection ordinance and a map have been enclosed. Please contact this office if you have any additional questions.

Sincerely,



Ryan Klinge
Environmental Health Division
801-399-7160

Enclosures



Red Shaded Area - Source Protection Zone 1
Yellow Shaded Area - Source Protection Zone 2
Blue Shaded Area - Lot 1 Hill Country Estates



Weber County Corporation

Weber County Planning
2380 Washington Blvd, Ste 240

Customer Receipt

Receipt Number **149770**

Receipt Date
12/22/20

Received From:

Julie Panushka

Time: 08:38:5
Clerk: amartin

Description	Comment	Amount
ZONING FEES	BOA	\$600.00

Payment Type	Quantity	Ref	Amount
CHECK		3800	

AMT TENDERED: \$600.00

AMT APPLIED: \$600.00

CHANGE: \$0.00