

# FOUR MILE SPECIAL SERVICE DISTRICT

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100

## FOUR MILE SPECIAL SERVICE DISTRICT

July 8<sup>th</sup>, 2025

[Zoom Meeting Link](#)

Meeting ID: 851 7064 6159

Passcode: 944475

### 6:45 PM Four Mile Special Service District Board Meeting

1. **Call to Order**
2. **Consent Item**
  - a. Approval of meeting minutes for June 10<sup>th</sup>, 2025 as presented.
3. **Business Items**
  - a. Discussion/possible action to adopt Lynn Irrigation Company Agreement. [Jennie Knight]
  - b. Discussion/possible action to adopt Resolution 25-07; accepting a petition for annexation of certain real property into the Four Mile Special Service District. [Jennie Knight]
4. **Board/Staff Follow-Up**
5. **Adjournment**

The foregoing Four Mile Special Service District agenda was posted and can be viewed at City Hall, on the City's website [harrisvillecity.gov](http://harrisvillecity.gov), and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law.

In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Requests for assistance may be made by contacting the City Recorder at (801) 782-4100, at least three working days before the meeting.

Posted: By: Jack Fogal, City Recorder.

**MINUTES**  
**FOUR MILE SPECIAL SERVICE DISTRICT**  
**June 10, 2025**  
**363 West Independence Blvd**  
**Harrisville, UT 84404**

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Minutes of a regular Four Mile Special Service District meeting held on June 10th, 2025 at 6:45 P.M. in the Harrisville City Council Chambers, 363 West Independence Blvd., Harrisville, UT.

**Present:** Chair Michelle Tait, Trustee Karen Fawcett, Trustee Grover Wilhelmsen, Trustee Max Jackson, Trustee Steve Weiss.

**Excused:** Trustee Blair Christiansen, Bryan Fife, Parks and Recreation Director.

**Staff:** Jennie Knight, City Administrator, Brody Flint, City Attorney, Justin Shinsel, Public Works Director, Jack Fogal, City Recorder, Mark Wilson, Chief of Police.

**Visitors:**

**1. Call to Order.**

Chair Tait called the meeting to order and welcomed all in attendance.

**2. Consent Items**

**a. Approval of The Meeting Minutes For March 11<sup>th</sup>, 2025 As Presented**

**Motion:** Trustee Wilhelmsen made a motion to approve the meeting minutes for March 11<sup>th</sup>, 2025 as presented, second by Trustee Fawcett.

The vote on the motion was as follows:

Trustee Wilhelmsen, Yes  
Trustee Weiss, Yes  
Trustee Christensen, Excused  
Trustee Jackson, Yes  
Trustee Fawcett, Yes

The motion passed unanimously.

**3. Business Items.**

**a. Discussion/possible action to adopt Lynn Irrigation Company Agreement.**

Jennie Knight explained the City Attorney Brody Flint would like to hold a meeting with all parties before accepting this agreement. He asked for the item to be tabled.

**Motion:** Trustee Weiss made a motion to table the Lynn Irrigation Company Agreement, second by Trustee Fawcett.

The vote on the motion was as follows:

Trustee Wilhelmsen, Yes  
Trustee Weiss, Yes  
Trustee Christensen, Excused  
Trustee Jackson, Yes  
Trustee Fawcett, Yes

The motion passed unanimously.

**4. Board/Staff Follow-Up**

Jennie Knight updated the Board that Pine View has stated they will cover additional areas in the city which will have some impact on developments.

**5. Adjournment**

Trustee Weiss motioned to adjourn the meeting, second by Trustee Jackson.

The vote on the motion was as follows:

Trustee Wilhelmsen, Yes  
Trustee Weiss, Yes  
Trustee Christensen, Excused  
Trustee Jackson, Yes  
Trustee Fawcett, Yes

The motion passed unanimously.

The meeting adjourned at 6:48 P.M.

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**MICHELLE TAIT**  
Chair

**ATTEST:**

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**Jack Fogal**  
City Recorder

## AGREEMENT

This Agreement is entered into this \_\_\_ day of \_\_\_\_\_, 2025, by and between **North Street LLC**, a Utah limited liability company ("Developer"), **Harrisville City**, ("City"), and the **4 Mile Special Service District**, a Utah special service district ("District").

### RECITALS

- A. Developer is the owner of **22 water shares** in the **Lynne Irrigation Company** ("Water Shares").
- B. Developer intends to transfer the Water Shares to the City to satisfy water dedication requirements associated with the development of a subdivision known as **Harrisville Fields** (the "Subdivision"). **See Exhibit "A" legal description.**
- C. As a condition of allowing the transfer, the Lynne Irrigation Company requires that the City and District agree that the Water Shares shall not be used to provide secondary water service to any property outside the Subdivision.

## AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Developer, the City, and District agree as follows:

1. **Use Limitation.** The City and District agree that the 22 Water Shares transferred by North Street LLC to Harrisville City shall be used solely to provide secondary water service to lots or common areas located within the boundaries of the Harrisville Fields Subdivision. **This Agreement entitles the Subdivision to use the water subject to any assessments and the applicable schedules being followed as issued each year. The schedule will include a starting time and an ending time that varies each year. The headgates shall be lowered at the starting time and raised at the ending time to allow the flow to the next user(s) in line. It is also noted that the Canal might not have any overflow in the Canal when the above members are using their turn(s) and when the Subdivision takes their turn, there might not be any overflow during the Subdivision's turn. Drought restrictions and other limitations may apply.**
2. **No Off-Site Use.** The City and District further agree that the Water Shares shall not be used to provide water to any location outside of the Harrisville Fields Subdivision unless legally transferred by certificate to property within the district, nor shall they be piped or diverted for off-site use at any future point.
3. **Binding Effect.** This Agreement shall be binding upon the City and District and may be relied upon by the Lynne Irrigation Company in processing the requested transfer.
4. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
5. **Entire Agreement.** This Agreement constitutes the entire understanding between the parties concerning the subject matter hereof and supersedes all prior and contemporaneous agreements or understandings, whether oral or written.

6. **Amendments.** This Agreement may not be amended or modified except by a written instrument executed by the parties.
7. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered via facsimile or electronic means shall be deemed valid and binding.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the date herein above first mentioned;

**Harrisville City**

**4 Mile Special Service District**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

Title

Title

State of Utah )  
 ) ss:  
County of \_\_\_\_\_ )

On the day of , 2024, personally appeared before me who being by me duly sworn did say that he/she is the \_\_\_\_\_ of **Harrisville City** and that the foregoing instrument was signed in behalf of **Harrisville City** and he/she duly acknowledged to me that he/she executed the same.

\_\_\_\_\_  
Notary Public

State of Utah )  
 ) ss:  
County of \_\_\_\_\_ )

On the day of , 2024, personally appeared before me who being by me duly sworn did say that he/she is the \_\_\_\_\_ of **4 Mile Special Service District** and that the foregoing instrument was signed in behalf of the **4 Mile Special Service District** and he/she duly acknowledged to me that he/she executed the same.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the date herein above first mentioned;

**North Street LLC**

**Lynne Irrigation Company**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

Title

Title

State of Utah )  
 ) ss:  
County of \_\_\_\_\_ )

On the day of , 2024, personally appeared before me who being by me duly sworn did say that he/she is the \_\_\_\_\_ of the **North Street LLC** and that the foregoing instrument was signed in behalf of the limited liability company and he/she duly acknowledged to me that he/she executed the same.

\_\_\_\_\_  
Notary Public

State of Utah )  
 ) ss:  
County of \_\_\_\_\_ )

On the day of , 2024, personally appeared before me who being by me duly sworn did say that he/she is the \_\_\_\_\_ of the **Lynne Irrigation Company** and that the foregoing instrument was signed in behalf of the Company and he/she duly acknowledged to me that he/she executed the same.

\_\_\_\_\_  
Notary Public

## Exhibit A

All of Lot 3 and Lot 4, Hart Subdivision No. 1 Lot 3 1st Amendment, a recorded subdivision in the office of the Weber County Recorder as Entry no. 2255778 in Book 65 at Page 98 with a recording date of April 12, 2007.

### Total Parcel Description

A Part of the East Half of Section 7 and the West Half of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the north line of Lot 3, Hart Subdivision No. 1 Lot 3 1st Amendment, a recorded subdivision in the office of the Weber County Recorder as Entry no. 2255778 in Book 65 at Page 98 with a recording date of April 12, 2007, said point being South 0°20'38" East 1749.91 feet from the Northwest Corner of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, and running:

Thence South 72°52'11" East 447.13 feet along the north line of said Lot 3;

Thence South 58°17'31" East 272.60 feet along the north line of said Lot 3;

Thence South 49°33'36" East 157.06 feet along the north line of said Lot 3;

Thence North 13°29'19" East 549.63 feet along the west line of said Lot 3 to the south line of Harrisville Road;

Thence South 49°33'36" East 67.31 feet along the north line of said Lot 3 and also being along the south line of Harrisville Road;

Thence South 13°29'19" West 649.63 feet along the east line of said Lot 3;

Thence South 49°33'36" East 101.27 feet along the north line of said Lot 3 to the west line of Taylor Ranchettes Subdivision;

Thence South 24°45'06" West 1479.47 feet along the east line of said Lot 3 to and along the east line of Lot 4 of the aforementioned Hart Subdivision No. 1 Lot 3 1st Amendment and also along the west line of Taylor Ranchettes Subdivision, and beyond;

Thence South 0°47'49" West 352.34 feet along the east line of said Lot 4, and beyond to the north line of Fort Bingham Phase 1, also being the current centerline of 400 North Street, (a 60 foot road);

Thence North 88°29'52" West 278.41 feet along the center line of 400 North Street and beyond and also along the north line of Fort Bingham Phase 1 to an interior corner of Fort Bingham Phase 1, being on the east line of Lot 1, Fort Bingham Phase 1 and also being on the section line;

Thence North 1°00'15" East 11.63 feet along the east line of Fort Bingham Phase 1 to the Northeast Corner of Fort Bingham Phase 1, also being a Southeast Corner of Lot 4, Hart Subdivision No.

1 Lot 3 1st Amendment, and also being on the section line;

Thence North 88°54'10" West 152.31 feet along the north line of Lot 1, Lot 2 and Lot 3 of Fort Bingham Phase 1, also being on the south line of Lot 4, Hart Subdivision No. 1 Lot 3 1st Amendment to the Southwest Corner of Lot 4, Hart Subdivision No. 1 Lot 3 1st Amendment;

Thence North 0°32'49" East 1021.32 feet along the west line of said Lot 4 to an angle point in the west line of Hart Subdivision No. 1 Lot 3 1st Amendment;

Thence North 0°13'49" East 885.10 feet along the west line of said Lot 4 to and along the west line of said Lot 3, Hart Subdivision No. 1 Lot 3 1st Amendment;

Thence North 0°30'49" East 398.60 feet along the west line of said Lot 3 to the Northwest Corner of said Lot 3, Hart Subdivision No. 1 Lot 3 1st Amendment; ;

Thence South 72°52'11" East 161.27 feet along the north line of said Lot 3, Hart Subdivision No. 1 Lot 3 1st Amendment to the point of beginning.

Contains 1,614,753 square feet, 37.070 acres.

**FOUR MILE SPECIAL SERVICE DISTRICT  
RESOLUTION 25-07**

**A RESOLUTION OF FOUR MILE SPECIAL SERVICE DISTRICT,  
UTAH, ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN  
REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 17B-1-403  
INTO THE FOUR MILE SPECIAL SERVICE DISTRICT, *UTAH CODE  
ANNOTATED, 1953 AS AMENDED.***

**WHEREAS**, Four Mile Special Service District (hereafter referred to as “District”) is a Local District, duly organized and existing under the laws of the State of Utah; and

**WHEREAS**, the Harrisville City Council is the acting Board of Trustees for the District; and

**WHEREAS**, Chapter 1 of Title 17B of the *Utah Code Annotated* provides the process of annexation of an area into a Local District by a petition for the same; and

**WHEREAS**, the District received a petition from Craig North and Nancy Stephenson on \_\_\_\_\_, requesting annexation of certain real property into the present boundaries of the Four Mile Special Service District; and

**WHEREAS**, said petition contains the signature of owners of private real property that is in accordance with Utah Code Annotated §17B-1-403(2)(c)(i) or (ii), 17B-1-403(3) and 17B-1-404(1); and

**WHEREAS**, the petition was accompanied by an accurate map, prepared by a licensed surveyor, of the area proposed for annexation; and

**WHEREAS**, said petition appears to comply with all applicable requirements of Title 17B, Chapter 1, Part 4, of the *Utah Code Annotated, 1953*, as amended,

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Harrisville City, Weber County, State of Utah, as follows:

**Section 1. Petition Acceptance.** In accordance with *Utah Code Annotated* §17B-1-405(1)(b)(i), 1953 as amended, the Petition to Annex, as provided in the attached Exhibit “A” incorporated herein by this reference, is hereby accepted for further consideration as provided in Title 17B, Chapter 1, Part 4, of the *Utah Code Annotated, 1953*, as amended.

**Section 2. Determination for Certification.** The petition incorporated herein is hereby referred to the city recorder for determination of whether the petition meets the requirements for certification in accordance with Utah Code Annotated §17B-1-405(1), 1953 as amended.

**Section 3. Effective Date.** This Resolution shall be effective immediately upon adoption.

**PASSED AND APPROVED** by the Harrisville City Council this 8th day of July, 2025.

\_\_\_\_\_  
MICHELLE TAIT, Mayor

ATTEST:

\_\_\_\_\_  
JACK FOGAL, City Recorder

Roll Call Vote Tally    Yes    No

Grover Wilhelmsen    \_\_\_\_    \_\_\_\_

Steve Weiss    \_\_\_\_    \_\_\_\_

Blair Christensen    \_\_\_\_    \_\_\_\_

Max Jackson    \_\_\_\_    \_\_\_\_

Karen Fawcett    \_\_\_\_    \_\_\_\_

DRAFT





**PLAT OF ANNEXATION TO FOUR MILE SPECIAL SERVICE DISTRICT  
RESOLUTION NO.  
HARRISVILLE FIELDS ESTATES PHASE 1 AND PHASE 2**

LOCATED IN THE WEST HALF OF SECTION 8,  
AND THE EAST HALF OF SECTION 7  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
HARRISVILLE CITY, WEBER COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate No. 194396 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the boundary of the property from the Legal Descriptions. I have used the existing neighboring subdivisions and/or Record of Survey Maps to assist in defining the boundary lines of the property. The purpose of this survey is to define the boundary of the property being developed as Harrisville Fields Estates Phase 1 and Phase 2 and show the proposed development to be included in a Special Service District to be known as the Four Mile Special Service District. The legal description below is the written boundary of this Special Service District and the map hereon shows the boundary of the Special Service District and the development to be completed, with Public Street, Right-of-Way, Single Family Lots, Open Space Areas, Current Wetland Areas, the 100 Year Flood Plain, and the current Dixon Ditch, and Four Mile Creek alignments, etc.) I certify this plat meets the criteria of Title 56, Chapter 22 and 17-23-20 of the Utah State Code as codified as of the date of this plat.

**Deed Parcel Description- Area to be Annexed**

All of Lot 3 and Lot 4, Hart Subdivision No. 1 Lot 3 1st Amendment, a recorded subdivision in the office of the Weber County Recorder as Entry No. 2255778 in Book 65 at Page 66 with a recording date of April 12, 2007.

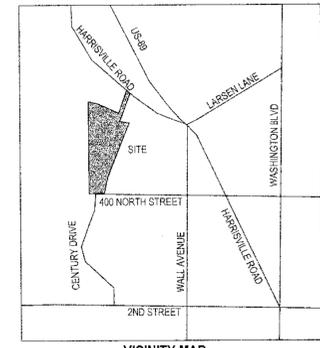
**Total Parcel Description**

A Part of the East Half of Section 7 and the West Half of Section 8, Township 6 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

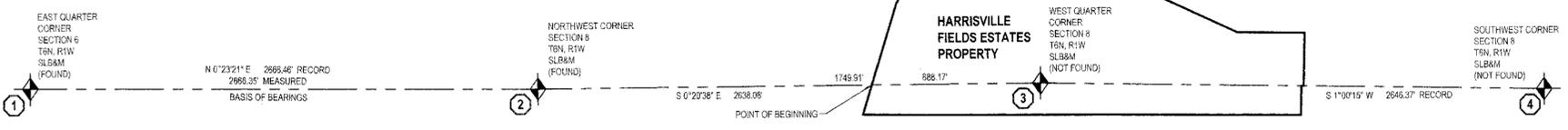
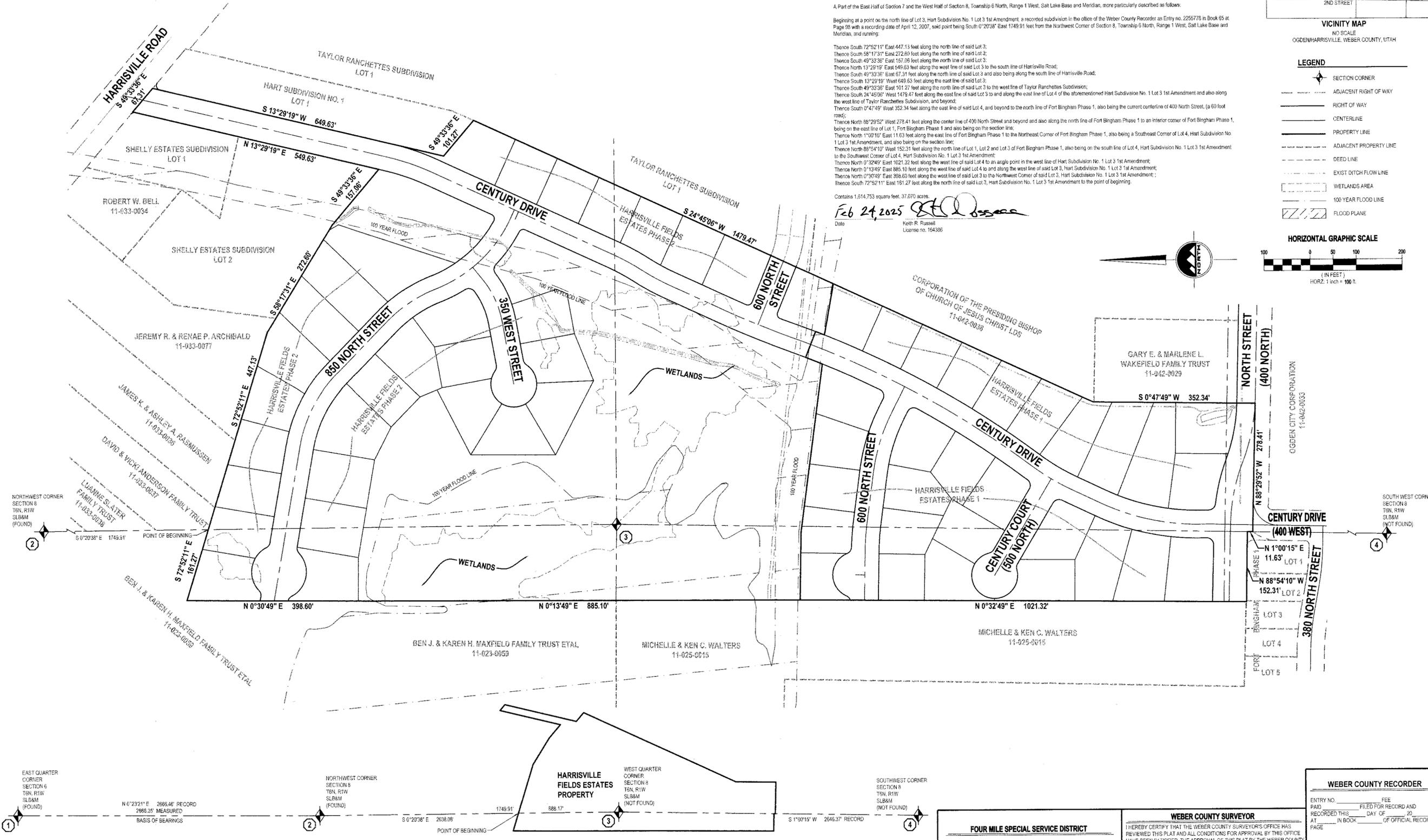
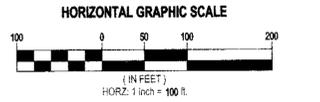
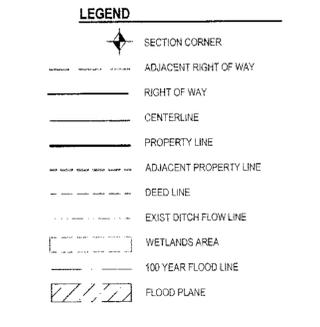
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 Thence South 72°52'11" East 161.27 feet along the north line of said Lot 3, Hart Subdivision No. 1 Lot 3 1st Amendment to the point of beginning.

Contains 1,614,753 square feet, 37,070 acres.  
 Date Feb 24, 2025  
 Keith R. Russell  
 License No. 194396



**VICINITY MAP**  
NO SCALE  
OGDEN/HARRISVILLE, WEBER COUNTY, UTAH



**FOUR MILE SPECIAL SERVICE DISTRICT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE FOUR MILE SPECIAL SERVICE DISTRICT.

\_\_\_\_\_  
 PRESIDENT - FOUR MILE SPECIAL SERVICE DISTRICT

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 24 DAY OF FEBRUARY, 2025.  
 K. R. Russell  
 WEBER COUNTY SURVEYOR

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
 PAID \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
 PAGE \_\_\_\_\_

WEBER COUNTY RECORDER  
 BY \_\_\_\_\_ DEPUTY RECORDER

**FOUR MILE SPECIAL SERVICE ANNEXATION EXHIBIT DRAWING**

PROJECT NUMBER 11293 PRINT DATE 2025-02-24  
 PROJECT MANAGER KRR DESIGNED BY AS

**EN SIGN**  
THE STANDARD IN ENGINEERING

**LAYTON**  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
**CRAG NORTH**  
 5835 DARTMOUTH DRIVE  
 MT. GREEN, UT 84050

CONTACT:  
**CRAG NORTH**  
 PHONE: 801-452-3259

**HARRISVILLE FIELDS ESTATES PHASE 1 & PHASE 2  
FOUR MILE SPECIAL SERVICE DISTRICT ANNEXATION**

HARRISVILLE ROAD TO 400 NORTH STREET AT CENTURY DRIVE  
HARRISVILLE CITY, UTAH

