



ORDINANCE ACTION

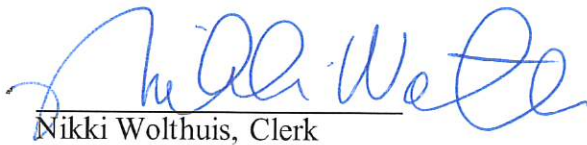
TO: Huntsville Town

FROM: Huntsville Town Council

DATE: September 15, 2025

RE: Ordinance 2025-9-4 An Ordinance of Huntsville Town
amending Land Use Fees, other Permit Fees, Culinary Water
Fees and Fee Schedule, Appendix A of the Huntsville
Municipal Code and establishing an Effective Date.

At their Town Council Meeting on September 4, 2025, the Huntsville Town Council approved Ordinance 2025-9-4. This ordinance increases various fees in Huntsville Town to cover operating and maintenance costs. It also increases culinary water fees in order to provide sufficient revenue to cover debt service costs for infrastructure improvements.


Nikki Wolthuis, Clerk

**HUNTSVILLE TOWN
ORDINANCE 2025-9-4
WATER RATE AND FEE SCHEDULE**

**AN ORDINANCE AMENDING 4.08.010 LAND USE FEES,
4.08.020 OTHER PERMIT FEES, 4.09.010 CULINARY
WATER FEES, AND FEE SCHEDULE, APPENDIX A, OF
THE HUNTSVILLE MUNICIPAL CODE AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, Huntsville Town (hereafter “Town”) is a municipal corporation, duly organized and existing under the laws of the state of Utah;

WHEREAS, the Huntsville Town Council has determined additional land use fees are necessary to cover the cost of petition to vacate;

WHEREAS, the Huntsville Town Council has determined that fees for electrical, plumbing, mechanical and roof inspection fall short of the revenue required to fund these services;

WHEREAS, Huntsville Town recognizes the need to modify culinary water rates from time to time to cover the costs of the operation and maintenance of the utility systems and other expenses related to providing utility services, including debt service payments and replacement of infrastructure and equipment;

WHEREAS, the Huntsville Town Council engaged Zion’s Bank to study the current water rates considering revenues and the need for infrastructure improvements and that study was completed and published on August 21, 2025;

WHEREAS, the Huntsville Town Council has determined that changes to the water rate schedule are necessary to provide sufficient revenue to meet debt service costs for infrastructure improvements, as well as establishing renewal and replacement funds to provide for replacement of facilities and equipment as necessary;

WHEREAS, Utah Code Annotated §10-8-22(4) requires that water rates be established by ordinance;

WHEREAS, The Huntsville Town Council noticed a public hearing to receive public comment regarding the water rates on September 4, 2025;

NOW THEREFORE, be it ordained by the Huntsville Town Council as follows:

Section 1: Huntsville Town municipal code is hereby amended as set forth in the attached Exhibit A Amendments to Title 4, Chapters 4.8 and 4.9 and Appendix A-Fee Schedules.

Section 2: Repealer. Any word, sentence, paragraph, or phrase inconsistent with this ordinance is hereby repealed and any reference thereto is hereby vacated.

Title 4 – General Revenue

Chapter 4.08 – Land Use and Permit Fees

Sections

4.08.101

4.08.020

4.08.010 Land Use Fees

The following are the fees for Land Use Applications:

1. Land Use Permit: \$150.
2. Conditional Use Permit: \$500.
3. Variance Application: \$500 and any additional legal fees.
4. Minor Subdivision Application: \$750, any applicable engineering fees + \$25 per lot.
5. Major Subdivision Application: \$1500, any applicable engineering fees + \$25 per lot.
6. Boundary Line Application: \$300.
7. Consolidation Application: \$150.
8. Land Use/Engineering Research: \$170 per hour.
9. Zoning Map Amendment: \$500.
10. Annexation Application: \$2000.
11. Petition to Vacate \$400.
12. Engineering/Inspection Services: \$200 per hour.
13. Legal Services: \$150 per hour.

4.08.020 Other Permit Fees

1. Building Permits. Plan reviews, valuations and building permits based on current ICC tables. Electrical, plumbing and mechanical inspections associated with a building permit are specified in Title 11.
2. Electrical, plumbing and mechanical inspections not associated with a building permit: \$400.
3. Excavation Permit: reimbursement of any Town Engineer costs and a fee of \$100.
4. Inspection: \$200 per inspection.
5. Penalty. Violations for not obtaining a building permit: \$1,000 civil penalty per violation, or a class B misdemeanor with a maximum fine of \$1,000 per violation, or both.

4.09.010 Culinary Water Fees

1. Base Rate: Users of the Huntsville Town culinary system shall be assessed a monthly base rate according to the respective meter size and category of their connection(s) as defined below:

Connections within the municipal boundaries of Huntsville Town		Connections outside the municipal boundaries of Huntsville Town	
Meter Size	Monthly Rate	Meter Size	Monthly Rate
3/4 inch	\$ 103.50	3/4 inch	\$ 135.00
1 inch	\$ 161.10	1 inch	\$ 208.80
1.5 inch	\$ 229.50	1.5 inch	\$ 299.70
2 inch	299.70	2 inch	\$ 382.50
3 inch	423.90	3 inch	\$ 465.30

1. Overage Fees: A user of the Huntsville Town culinary system shall be assessed an additional monthly fee if they exceed 7,000 gallons per month per connection. The rate at which the overage fee shall be assessed shall be based on the overage category of their usage as defined below:

Total Usage per connection (gallons per month)	Overage Fee Rates per 1,000 gallons	
0-6,999	\$0 (covered in base rate)	
Overage Categories	Within Huntsville Boundaries	Outside Huntsville Boundaries
7,000 - 19,000	\$ 12.15	\$ 13.95
20,000 - 29,999	\$ 14.40	\$ 16.20
30,000 - 39,999	\$ 16.20	\$ 18.00
40,000 - 49,999	\$ 18.45	\$ 20.25
50,000 - 59,999	\$ 20.70	\$ 22.50
60,000 - 69,999	\$ 22.95	\$ 24.75
70,000 - 79,999	\$ 25.20	\$ 27.00
80,000 - 89,999	\$ 27.45	\$ 29.25
90,000 - 99,999	\$ 29.70	\$ 31.50
100,000 +	\$ 31.95	\$ 33.75

1. Administrative Water Fees:
 - a. Late Fee: 10% per month of the total bill, up to a maximum of \$20.
 - b. Certified Letter Fee: \$15.
 - c. Return Check Fee: \$30
 - d. Water Turn off Fee: \$75
 - e. Water Turn on Fee: \$75
 - f. Meter Removal Fee: \$150

- g. Meter Reinstallation Fee: \$150

2. Culinary Connection Fees:

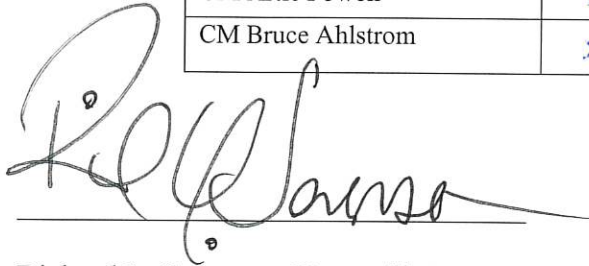
- a. Culinary Water Meter Fee (3/4 inch meter): actual cost of the meter and inspection
- b. Town-performed Culinary Connection Fee (Main to Meter): \$4,000 on the same side of the street as the main line.
- c. Opposite side of the street as the main line, where road work is required: \$7,000 and any additional contracting fees.
- d. Non-town-performed Culinary Connection (Main to Meter) Inspection: \$150.
- e. Fire Hydrant: \$20,000.
- f. Water Fees for Construction or companies: \$50 per 1,000 gallons and \$25 for each additional 1,000 gallons. Additional charges may apply for larger meters. Please contact the Town water clerk for specific pricing.
- g. Temporary Water Meter Fee - A \$500 deposit which includes a \$350 nonrefundable fee for April through November. A \$1000 deposit and \$350 nonrefundable fee, for December through March.
- h. Huntsville Waterworks – Please Contact Huntsville Waterworks for secondary fees.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance takes effect immediately upon approval and posting.

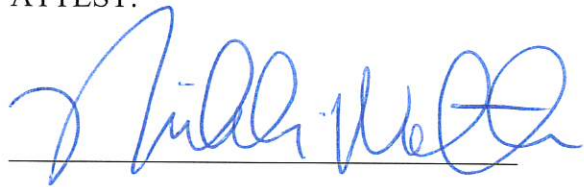
PASSED AND ADOPTED by the Town Council on this 4th day of September 2025.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen	<input checked="" type="checkbox"/>			
CM Lewis Johnson	<input checked="" type="checkbox"/>			
CM Sandy Hunter	<input checked="" type="checkbox"/>			
CM Artie Powell	<input checked="" type="checkbox"/>			
CM Bruce Ahlstrom	<input checked="" type="checkbox"/>			



Richard L. Sorensen, Huntsville Town Mayor

ATTEST:



Nikki Wolthuis, Huntsville Town Clerk

Appendix "A"

HUNTSVILLE TOWN CONSOLIDATED FEE SCHEDULE

Updated 6-5-2025, Resolution 2025-6-5-B

WATER/GARBAGE

Base rate allots 7,000 gallons per month

Huntsville Town Rates:

Garbage - \$ 22

Extra Garbage Can - \$ 22

Commercial Garbage Can - \$ 27

Base Rates: Users of the Huntsville Town culinary system shall be assessed a monthly base rate according to the respective meter size and category of their connection(s) as defined in Table 1:

Table 1 - Base Rates

Connections within the municipal boundaries of Huntsville Town		Connections outside the municipal boundaries of Huntsville Town	
Meter Size	Monthly Rate	Meter Size	Monthly Rate
3/4 inch	\$ 103.50	3/4 inch	\$ 135.00
1 inch	\$ 161.10	1 inch	\$ 208.80
1.5 inch	\$ 229.50	1.5 inch	\$ 299.70
2 inch	299.70	2 inch	\$ 382.50
3 inch	423.90	3 inch	\$ 465.30

Overage Fees: Users of the Huntsville Town culinary system shall be assessed an additional monthly fee that if they exceed 7,000 gallons per month per connection. The rate at which the overage fee shall be assessed shall be based on the overage category of their usage as defined in Table 2:

Table 2 – Overage Fees

Total Usage per connection (gallons per month)	Overage Fee Rates per 1,000 gallons	
0-6,999	\$0 (covered in base rate)	
Overage Categories	Within Huntsville Boundaries	Outside Huntsville Boundaries
7,000 - 19,000	\$ 12.15	\$ 13.95
20,000 - 29,999	\$ 14.40	\$ 16.20
30,000 - 39,999	\$ 16.20	\$ 18.00
40,000 - 49,999	\$ 18.45	\$ 20.25
50,000 - 59,999	\$ 20.70	\$ 22.50
60,000 - 69,999	\$ 22.95	\$ 24.75
70,000 - 79,999	\$ 25.20	\$ 27.00
80,000 - 89,999	\$ 27.45	\$ 29.25
90,000 - 99,999	\$ 29.70	\$ 31.50
100,000 +	\$ 31.95	\$ 33.75

Late Fee – 10% of the total bill, up to a maximum of \$20

Certified Letter Fee - \$ 15

Return Check Fee - \$ 30

Water Turn off Fee \$75

Water Turn on Fee \$75

Meter Removal Fee \$150

Meter Reinstallation Fee - \$150

- ~~● Culinary Water System Infrastructure Fee (Huntsville Town) - \$7,500~~
- ~~● Culinary Water System Infrastructure Fee (Out of Town) - \$30,000~~
- Culinary Water Meter Fee (3/4" meter*) – Actual cost of the meter
- Town-performed Culinary Connection Fee (Main to Meter)- \$4,000- on the same side of the street as the main line. Opposite side of the street as the main line, when road work is required- \$7,000 and any additional applicable contracting fees

- Non-Town-performed Culinary Connection (Main to Meter) Inspection- \$150
- Fire Hydrant-\$20,000
- Water Fees for Construction or Companies- \$50 per 1,000 gallons and \$25 for each additional 1,000 gallons *Larger meters will require an additional charge please contact the Town office for pricing
- Temporary Water Meter Fee - \$500 deposit and \$350 fee included in the deposit for April through November. \$1000 deposit and \$350 fee included in the deposit.
- Huntsville Waterworks – Please Contact Huntsville Waterwork for secondary fees.

PARKS

East/West Bowery & Stage Rental:

Valley Resident Half Day - \$ 50
 Non-Resident Half Day - \$ 85
 Valley Resident Full Day - \$ 100
 Non-Resident Full Day - \$ 170

Special Events:

Activities held on Town streets or Town property are defined as "special events" when they are an athletic, entertainment, or political activity held for profit, nonprofit, or charitable purposes with the anticipated number of participants plus spectators exceeding 150, or any event/gathering requiring alteration of Town traffic/closing of a Town street.

Fees for Special Events are based on the number of people attending and participating in the event. The event must receive Town Council approval.

150-300 people: \$1000 for park rental with a \$ 250 refundable cleaning fee
201-500 people: \$2000 for park rental with a \$ 500 refundable cleaning fee
501-700 people: \$3500 for park rental with at \$ 750 refundable cleaning fee
Over 700 Attendees will be determined on a case-by-case basis

FACILITY FEES

Pickleball Court Reservations - \$16 per court, per hour

Stage Reservation - \$16 per hour

Legislative Chambers – Base Rate per hour - \$75.00 without kitchen, includes 50 chairs
Base rate per hour - \$91.00 including kitchen, includes 50 chairs
Non-Profits – please call the office for individual rates

Consult Fee for Community Center Rental - \$30 for 6 hr rental, standard event*
\$60 for 12 hr rental, large event*
\$120 for 24 hr rental, mega event*

Refundable Deposit for Community Center - \$100 for 6 hr rental, standard event*
\$200 for 12 hr rental, large event*
\$300 for 24 hr rental, mega event*

Refund will be returned within 10 business days if no damage if found.

Event Classification for community Center Rental

Mega Event: 24 hr minimum rental, available 10 p.m. the night prior to the event, event done by 10 p.m. and vacated before 4 a.m. the next morning.

Base Rate with kitchen - \$1536
Base Rate without kitchen - \$1152

Large Event: 12 hr minimum rental, available 10 a.m. the day of the event and completed by 10 p.m., facility vacated before 4 a.m. the next morning.

Base rate with kitchen - \$768
Base rate without kitchen - \$576

Standard Event: 6 hr minimum rental

Base rate with kitchen - \$384

Base rate without kitchen - \$288

******Additional amenity charges may apply based on the type and scope of the event**

Additional Community Center Amenities

Carpet Covering court Floor - \$60 per quarter, \$240 for full carpet

Tables (round or rectangular) - \$15 per table

Chairs - \$2 per chair after first 25 chairs

Video Footage is available based on the number of hours required to retrieve visuals - \$24 per hour plus storage device cost.

BUSINESS LICENSING

Home Occupation Business License (licenses not required) - \$ 36

Commercial Business License - \$ 75

Restaurant - \$ 100

Peddlers/Solicitors - \$ 25 per person for two-week license

Alcohol License - \$ 250

OTHER FEES

Green Waste (for Huntsville Residents Only):

Per load - \$ 5

Punch Pass (5 loads) - \$ 20

GRAMA Requests:

Research - \$ 23 per hour

Copies - .25

Audiovisual Reproduction - \$ 10 per item

Copies: .25 per page

Audiovisual Copies: \$ 10 per item

Code Violation- Civil Violation, per violation, per day- \$1,000

LAND USE

- Land Use Permit – \$ 150
- Conditional Use Permit: \$ 500
- Variance Application: \$500 and any legal fees
- Major Subdivision Application: \$1500 + Any applicable engineering fees + \$25 per lot
- Minor Subdivision Application: \$750 + Any applicable engineering fees + \$ 25 per lot
- Boundary Line Application: \$ 300
- Consolidation Application: \$ 150
- Land Use/Engineering Research: \$ 170 per hour
- Zoning Map Amendment: \$ 500
- Annexation Application: \$ 2000
- Petition to Vacate Street: \$400
- Engineering/Inspection Services: \$200 per hour
- Legal Services: \$150 per hour

BUILDING PERMIT

Plan Reviews, Valuations and Building Permits based on current ICC tables – see attached.

Electrical, Plumbing and Mechanical inspections associated with a Building Permit – each individual inspection is 5% of the Building Permit.

Electrical, Plumbing and Mechanical inspections not associated with a Building Permit: \$400

Building Permits also require Wastewater Certificate and Fire District Receipts from Weber County.

- Self-Remodel Permit - \$ 0
- Excavation Permit - \$ 100
- Individual inspection - \$ 200
- Replace & Rework Permit - \$30

**Penalty. Violations for not obtaining a building permit- \$1,000 civil penalty per violation, or a class B misdemeanor with a maximum fine of \$1,000 per violation, or both.

CEMETERY

**No cemetery plots will be sold to anyone living outside the 84317-zip code area without approval from the Huntsville Town Council. Interment fees for those living outside of the 84317 zip code area who purchased plots prior to April 19, 2018 will be the same as the Non-resident fee.

- Plots (84317 – Non-Resident) - \$ 1500
- Plots (Huntsville Town) - \$ 500
- Interment (84317 – Non-Resident) - \$ 700
- Interment (Huntsville Town) - \$ 500
- Weekend Interment (84317- Non-Resident) - \$900
- Weekend Interment (Huntsville Town) - \$700
- Cremation Interment (84317 – Non-Resident) - \$ 300
- Cremation Interment (Huntsville Town) - \$ 200
- Weekend Cremation Interment (84317- Non-Resident) - \$400
- Weekend Cremation Interment (Huntsville Town) - \$300
- Infant Interment (84317 – Non-Resident) - \$ 300
- Infant Interment (Huntsville Town) - \$ 200

- Weekend Infant Interment (84317- Non-Resident) \$400
- Weekend Infant Interment (Huntsville Town) - \$300
- Disinterment, full - \$ 2000
- Disinterment, Urn - \$600
- Weekend Disinterment, full- \$2200
- Weekend Disinterment, Urn- \$800
- Plot Buy Back - \$ 400