

Huntsville Happenings

www.huntsvilleutah.gov 7474 E 200 S, P.O. Box 267 801-745-3420 September 2025

Town Council Meetings 1st and 3rd Thursdays each month at 6:00 PM

Planning Commission Meetings 4th Thursday each month at 6:30 PM

The Public is always welcome!

Huntsville Town Stroll and Grand Openings

Huntsville is rolling out the welcome mat for a night you won't want to miss! On Friday September 19th, from 5:00 to 8:00 pm, the charming streets of Huntsville will come alive for the first-ever **Huntsville Town Stroll**—an evening of community, culture, and celebration. Stroll begins at 5:00 PM. Ribbon-cutting at 6:30 p.m. at Mark B. Goodson Fine Art Studio/Gallery. Come stroll, sip, win prizes, shop, and celebrate—Huntsville is ready to share a wonderful evening with you. This festive stroll will showcase the very best of our local businesses, artisans, and gathering spots. Participating stops along the stroll include:

Botanical Eden Flowers & Gifts

Compass Rose Lodge

Detours

DUP tours of the Robert F. Aldous Historic Cabin

Emiejames (inside The Green House Gallery)

First Lift Coffee

Hooked Fish & Chips (570 South 7800 East)

Huntsville Mercantile

Huntsville Town Hall (see the indoor pickleball courts)

Imagine Music

Joyful Smiles Family Dentistry

Mark B. Goodson Fine Art Studio/Gallery

Miss Bee Haven Honey

South Fork Hardware (540 South Hwy)

The Art Space

The Green House Gallery

The Shooting Star Saloon

Valley House Inn Bed & Breakfast

Grand Opening Highlights Mark B. Goodson Fine

Art Studio/Gallery—Official Ribbon Cutting at 6:30 pm, 7381 East 200 South, a brand-new destination for fine art lovers. The people of this Valley have been so good to us. We are grateful to you, and excited to share this delightful new space with you. We look forward to meeting new friends who can be among the first to explore the gallery, meet the artist, and enjoy an evening

surrounded by inspiring creativity. Everyone, be sure to enter our drawing to WIN an original Mark B. Goodson Oil Painting. Art lovers are going to be thrilled to discover Mark's exclusive Art Subscription plans and convenient Lay-A-Way program. Both make it easy for you to *"have the art you love."* You can Lay-A-Way for Christmas now. "If you want beautiful, meaningful, inspiring artwork, that will make being home a more joyful experience, then purchasing my artwork is the right decision." —Mark B. Goodson

Grand Opening of Emiejames—inside the The Green Haus Gallery, 7341 E 200 S.

Expect open doors, warm welcomes, special treats, local art, live music, prizes, and plenty of small-town charm. This is a perfect evening to gather your friends and family, discover hidden gems, and celebrate the vibrant spirit of Huntsville Town. Bring a jacket & umbrella in case of inclement weather.

Huntsville Marathon

The Huntsville Marathon is Saturday, September 20. The Full Monte will begin at the top of Monte Cristo at 7 AM and will end in the Huntsville Park. There will also be a half-marathon and a 5K and 10K. There will be activity in the Huntsville Park as early as 5 AM getting the runners loaded into buses that will take them up to the top of Monte. Registration is open and can be found on the Huntsville Town website under "Events" at huntsvilleutah.gov.

Culinary Water System Update

Our culinary water system has provided quality drinking water for 25 years. In this newsletter and on our website over the past months, we have been sharing information about it. The overall system can be represented as four subsystems: 1) the sources – springs and a well; 2) the treatment and storage of the water; 3) the distribution

system that delivers the water to town; and 4) the distribution system in town that delivers the water to each residence/business. We have a treatment plant which we have consistently been complemented by the state Division of Drinking Water as one of the best small community systems in the state. But water is corrosive and water systems age. Ours is no exception. In the past 25 years, we have upgraded components, replaced distribution lines coming to and inside the town, and through the support of grants and loans, managed to keep monthly user rates very low. In the past couple years, each of subsystems 2), 3) and 4) have experienced the need for increased maintenance. All the pipe mainlines in town have been upgraded to plastic, but there are still residences connected to the mainline by decades old, failing galvanized pipe. We have a program directed by the state ongoing to identify all these lines and eventually replace them.

The Town contracted for and has now received a financial analysis of the Huntsville Town Water Fund conducted by Zion's Bank. The data forms a baseline to determine the needed increase in water rates to keep the fund solvent and meet the criteria to qualify for a potential bond that will be needed for major repairs/replacement of sections of our distribution line. Balancing normal operational cost with the larger capital improvements needed, the bank recommends a combination of increased rates and obtaining a loan or a bond. On September 4, there will be a water rate public hearing conducted by the Town Council to review the results of the bank's analysis, a breakdown of the past couple years maintenance costs, and an estimate of both future maintenance and capital improvement costs. All the data will be available, and our volunteer water manager and hired water consultant will be there to review it in detail with anyone interested.

Property Taxes

I recently reviewed my 2025 residential property tax bill. The first thing I noticed is that Weber County Schools proposed a sizable budget increase (as of this publication, the increase was voted on and passed). So, my overall tax rate moved from .96% to 1% of my taxable appraised value. By comparison, the National average property tax rate is between 1-2% and the Weber County average is .64%. So, now that we all

know the amount of our property tax bills for 2025, let's look at how much ends up flowing to Huntsville Town. County Tax Revenue represents only 16% of the Town's total General Fund revenue. For 2025, only 5.9% to 6.3% of your total tax bill will flow to Huntsville Town (this can vary slightly year to year). For example, if your property tax bill is \$5,000 Huntsville Town will receive around \$300. For 2019 to 2023, Property tax revenue for Huntsville was flat, zero growth (avg of \$100,000 per year). For fiscal years 2024 and 2025, property tax revenue for Huntsville did increase around 15% to \$115,000. In sum, property taxes are a small, but important, component of total revenue for Huntsville. The increase in property tax revenue, however, is not keeping up with the growth percentage for the Town's operational expenses, which is important to keep in mind. It is fair to say that Property Taxes "don't pay the bills". In fact, in recent years, Property Tax revenue did not even cover how much the Town spent on road maintenance alone. The good news is that the Town has other meaningful ways to drive much needed revenue – which will be covered in future articles. For now, it is important to recognize that Small Towns like Huntsville cannot survive on property taxes alone. It is more important than ever for Town Leadership to be proactive in exploring all ways to keep Huntsville Town financially strong.

Community Emergency Response Team (CERT)

The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, first aid, light search and rescue, team organization, and disaster medical operations. Online training takes about 12 hours and must be completed prior to the in-class portion. The in-class portion will be Thursday evenings, 6:00-9:00 pm, beginning September 18th, lasting 4 weeks, until October 9th. The final class is a realistic mock exercise. This is excellent training for you, your family, and our town. To access the online training portion, go to onlineCERT.org. For more information, call Bruce Ahlstrom at 801-791-8473 or go to:

www.webercountyutah.gov/sheriff/homeland/cert.php.

Is It A Nuisance?

Our town ordinance, specifically Title 2, Section 2.2.A.9.e, prohibits keeping any animal that causes “frequent or long continued noise” which disturbs the comfort of others nearby. While this applies to all kinds of pets, the most common and persistent are crowing roosters... which are especially disruptive with windows open in spring and fall. Roosters crow loudly and repeatedly, often from before dawn and throughout the day. Their calls carry a surprising distance, making it nearly impossible to contain the noise in a Huntsville neighborhood setting. Dogs left outside may bark occasionally, but some may bark most of the night, especially during a full moon. The above issues can be disturbing and disruptive to neighbors. We have hired a new “Nuisance” or Code Enforcement Officer, Chris Tremea. If you are experiencing a nuisance in your neighborhood, please call or email Chris at code.enforcement@huntsvilleutah.gov, 801-540-7094. Chris does live in Morgan so please do not call him in the middle of the night. If you must call someone in the middle of the night, it is best to call Weber County Dispatch (801-395-8221) and they will send a Deputy Sheriff to check on the problem.

MAYOR’S MESSAGE

Community Concerns Regarding Events and Noise

Huntsville Town has recently received concerns from residents regarding events and activities on property owned by Powder Mountain Resort. I want to emphasize very clearly that, just like every property owner in Huntsville, Powder Mountain has private property rights. With those rights also come responsibilities under our Town ordinances, which apply equally to everyone. Because this property is currently zoned R-1 Residential, it is subject to the same rules as any other R-1 property. Some neighbors have expressed concerns about amplified sound after 10:00 p.m., daytime music levels, and the use of generators late at night. These issues fall under our Town’s noise

and nuisance ordinances — rules that are applied fairly to all property owners, whether they are private homes, the Ogden Boat Club, or Powder Mountain.

Powder Mountain has also submitted a petition to rezone this property into the RC (Recreation) Zone. That petition will follow the public process, including review by the Planning Commission and Town Council. All residents will have the opportunity to provide input at public hearings before any decision is made. Importantly, Powder Mountain is now a member of Huntsville Town. That means we are all neighbors, and with that comes a shared responsibility: to be respectful of one another and to work together to protect the qualities that make our community unique. The key question before us is: how can we create a mutually beneficial relationship between residents, Powder Mountain, and the Town as a whole?

In the meantime, the Town is committed to:

- Ensuring fair and consistent enforcement of ordinances across all property owners.
- Working with residents and property owners to encourage cooperation regarding quiet hours and event impacts.
- Listening to community concerns and ensuring they are part of the public record.

Huntsville is a special community because of the balance we maintain between property rights, neighborhood peace, and respectful collaboration. I encourage all residents to remain engaged, share their perspectives respectfully, and participate in upcoming public meetings on zoning and land use.

Thank you for helping us keep Huntsville a great place to live. Have a wonderful fall season.

Sincerely,

Richard L. Sorensen
Mayor, Town of Huntsville