

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Thursday, March 5, 2026, 6:00 p.m.**  
**Huntsville Town Hall, 7474 E. 200 South, Huntsville**

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Sandy Hunter	Council Member	Present
Lewis Johnson	Council Member	Present
Jim Truett	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present
Beckki Endicott	Clerk	Present

**Citizens:** Liz Poulter, Carol Stoker, Jeff Keeney, Lt. Jeffries, Erik De Bruijn- Powder Mountain,  
**Zoom:** Jim Truett

1 Mayor Richard Sorensen called the meeting to order.  
There was a full quorum present.

2-Pledge of Allegiance led by: Liz Poulter

3-Opening Ceremony given by: Bruce Ahlstrom

4-Public Comments:

Liz Poulter gave an update on the heater at the sauna business.

5-.Sheriff's Report.

There were 29 calls for February including speeding, a DUI, and a domestic violence arrest.

6. Discussion and/or action on approval of Minutes for Town Council Meeting February 19, 2026 (See Attachment #1)

**TCM Sandy Hunter motioned to approve the Minutes for Town Council Meeting February 19, 2026. TCM Johnson seconded the motion. All votes Ayes. Motion passed.**

7. Discussion and/or action on approval of Business License Item Miss Bee Haven LLC.(See Attachment #2)

TCM Johnson, owner, explained that because of the wholesale nature of their business they did not previously need a license. Now that they were looking to make a purchase for their business, the bank required them to have a license.

**Mayor Sorensen motioned to approve Business License Item Miss Bee Haven LLC. TCM Sandy Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 3-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom			X	
CM Sandy Hunter	X			
CM Lewis Johnson			X	
CM Jim Truett	X			

**8. Discussion and/or action on appointment of a Planning Commission Chair (See Attachment #3)**

Mayor Sorensen explained that Allen Endicott had resigned as Planning Commission Chair. He stated that he had served at an important time and had done a great job. Mayor Sorensen had asked Jeff Larsen if he would be the new Chair and he accepted.

**Mayor Sorensen motioned to appoint Jeff Larsen as Planning Commission Chair . TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.**

**9. Discussion and/or action on approval of the Consolidation of Lots 20-169-0001 and 20-169-0002 Powder Beach LLC (See attachment #4)**

TCM Sandy Hunter explained that at one time the lots were one property, but they were subdivided by a previous owner of Powder Mountain. The Planning Commission was in favor of the consolidation.

**TCM Sandy Hunter motioned to approve the Consolidation of Lots 20-169-0001 and 20-169-0002 Powder Beach LLC . TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

**10. Discussion and/or action on approval of Special Event Application AROC National Convention (See Attachment #5)**

TCM Truett explained that the Alfa Romeo car club wants to reserve the park in September for their national convention. There would be at least 250 people in attendance. The TC discussed what to charge them based on the Special Event fee structure.

**TCM Johnson motioned to approve the Special Event Application for the AROC National Convention with a \$3,500 fee, up for negotiation. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

**11. Discussion on Updates of Sheriff Department Budget and Services (See Attachment #6)**

TCM Ahlstrom attended a meeting with the Weber County Sheriff's department and gave an update. He explained that they had increased their wages and had been able to hire many more

officers. They wanted to work in Weber County. With the increase in wages they would be able to retain the officers.

The sheriff's department was able to obtain Nest drone cameras and they will be used in the valley beginning this summer. Lt. Jeffries clarified that they were mission-specific and would not be used for constant surveillance.

After looking over their budget, Weber County Sheriff's office will be able to give some money back to the cities.

#### 12. Discussion on Recodification of Title 1 (See Attachment #7)

Beckki had been working on Title 1. She had removed 28 pages of definitions which were unnecessary or in the wrong location. She moved the constitutional taking to Title 1 and will change Title 2 to administration. She asked the Town Council to read through it on their own and give feedback.

#### 13. Discussion and/or action on approval of Ordinance 2025-7-23 RC Zone (See attachment #8)

Mayor Sorensen explained that they were waiting on a development agreement for Powder Mountain before they could decide on the RC Zone.

**Mayor Sorensen motioned to table Ordinance 2025-7-23 RC Zone. TCM Sandy Hunter seconded the motion. All votes ayes. Motion passed.**

#### Department Updates

**Mayor Richard Sorensen-** The Town was awarded the RAMP grant for \$82,000 for the audiovisual equipment in the community center. The floor scrubber was not approved because it was a maintenance cost.

They're having discussions with TFNU about extending the pathway further into Huntsville Town. Maybe all the way to 7600 E. Blaine was working on getting bids for brick and foundation work on the two small rentals.

**Councilmember Bruce Ahlstrom-** The David O. McKay sign was rotted out. He wondered if they should put it in front of the house rather than on the corner where it's at. The Cabin was also in need of repair. He thought they could work on the cabin during the Town cleanup day.

**Councilmember Sandy Hunter-** No updates.

**Councilmember Lewis Johnson-** No updates.

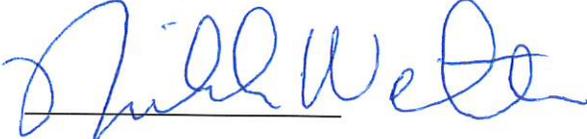
**Councilmember Jim Truett-** He was happy about the grants and expressed his thanks to those who wrote them. He gave an update on the welcome sign being refinished.

He spoke about the roundabout. He wanted to work with UDOT on putting something in the center of it and felt that the TC should have a say in it.

**TCM Hunter motioned to approve the February bills. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

**TCM Ahlstrom motioned to adjourn the meeting. TCM Sandy Hunter seconded the motion. All votes ayes. Motion passed.**

**Meeting adjourned at 7:10 PM**



Nikki Wolthuis, Deputy Clerk

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING  
and PUBLIC HEARING  
Thursday, February 19, 2026, 6:00 p.m.  
Huntsville Town Hall, 7474 E. 200 South, Huntsville**

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Excused
Sandy Hunter	Council Member	Present
Lewis Johnson	Council Member	Present
Jim Truett	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present
Beckki Endicott	Clerk	Present

**Citizens:** Ronny Todd May, Kathleen Engstrom, Liz Poulter, Ron Gault, Jeff Keeney, Alan Wheelwright

**Zoom:** Mayor Sorensen

1 Mayor Pro Tem Jim Truett called the meeting to order.  
There was a full quorum present.

2-Pledge of Allegiance led by: Ronny Todd May

3-Opening Ceremony given by: TCM Lewis Johnson

4-Public Comments:

Liz Poulter- She had a desire to read the documents associated with the public hearing but was unable to find them online. Nikki and Beckki, Huntsville Town clerks, showed her where to find them, but discussed making them easier to locate. Beckki pointed out that the documents can always be found at Town Hall. Liz was also concerned that there was a gate blocking the temporary bridge at Winter's Grove.

Kathleen Engstrom- She expressed a desire to more easily find documents on our website.

5. Sheriff's Report: No report.

**TCM Truett motioned to close the Regular Meeting and open the Public Hearing. TCM Sandy Hunter seconded the motion. All votes Ayes. Motion passed.**

**PUBLIC HEARING**

**Ron Gault**, Water Board Chair, summarized the Water Conservation Plan, highlighting the different elements.

**Liz Poulter**-She applauded Ron's work.

**Kathleen Engstrom** stated that her water meter was still not working correctly.

**TCM Truett** motioned to close the Public Hearing and open the Regular Meeting. **Mayor Sorensen** seconded the motion. All votes Ayes. Motion passed.

6. Resolution 2026-2-19 Huntsville Town 2026 Water Conservation Plan (See Attachment #1)

TCM Sandy Hunter explained that there was a new bill, HB-439 up for a vote in the state legislature that says that municipalities would need a 40-year plan before they could exact water rights for developments. She discussed a parcel north of Town that had expressed a desire to annex into Huntsville Town and that this bill might change what Huntsville could require in water rights for their property.

The TC discussed whether companies were filling up illegally at the fire hydrant close to the pickleball courts. They discussed talking to Shannon and Blaine about who had permission to fill up and whether it needed to be more closely monitored.

TCM Johnson addressed the concern that the Water Plan was not available to view before the public hearing. He explained that the 2026 Water Conservation Plan was nothing new but just a summary of what the town had been following for years.

**TCM Sandy Hunter** motioned to approve Resolution 2026-2-19 Huntsville Town 2026 Water Conservation Plan. **TCM Johnson** seconded the motion. Votes reflected below. Motion passed 4-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard Sorensen	X			
CM Bruce Ahlstrom				X
CM Sandy Hunter	X			
CM Lewis Johnson	X			
CM Jim Truett	X			

7. Discussion and/or action on approval of Minutes for Town Council Meeting February 5, 2026 (See Attachment #2)

**TCM Sandy Hunter** motioned to approve Minutes for Town Council Meeting February 5, 2026. **Mayor Sorensen** seconded the motion. All votes Ayes. Motion passed.

8. Discussion and/or action on approval of Business License Item Big Foot Tree Service LLC (See Attachment #3)

Todd May explained that he had been operating the business for the past 6 years. He was living with his mom in Huntsville and operating from there.

**Mayor Sorensen motioned to approve Business License Item Big Foot Tree Service LLC. TCM Sandy Hunter seconded the motion. All votes Ayes. Motion passed.**

9. Discussion and/or action on approval of a \$17,500 contribution to Pineview Loop Pathway projects (See Attachment #4)

Alan Wheelwright of Eden Valley Trails explained that he done some research and had talked to some engineering firms. The money pledged by Huntsville Town would not be needed until July or August. Mr. Wheelwright would send out an RFP. He explained that before Weber County would pledge money they wanted to see that Huntsville Town was willing to invest in the project. He was hoping to also get engineering costs covered for the next phase of the PLP project, from Winter's Grove to Old Snowbasin Road.

**TCM Sandy Hunter motioned to approve a \$17,500 contribution to Pineview Loop Pathway projects. TCM Truett seconded the motion. Roll call Vote. Votes reflected below. Motion passed 4-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard Sorensen	X			
CM Bruce Ahlstrom				X
CM Sandy Hunter	X			
CM Lewis Johnson	X			
CM Jim Truett	X			

10. Discussion and/or action on approval of \$14,485 for the FY2025 Audit (See Attachment #5)

Beckki stated that it was time to do an RFP again for the auditor. They should check with other cities to see who they use and how much they charge.

**TCM Sandy Hunter motioned to approve \$14,485 for the FY2025 audit. Mayor Sorensen seconded the motion. Roll call Vote. Votes reflected below. Motion passed 4-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard Sorensen	X			
CM Bruce Ahlstrom				X
CM Sandy Hunter	X			
CM Lewis Johnson	X			
CM Jim Truett	X			

Department Updates

**Mayor Richard Sorensen-** nothing.

**Councilmember Sandy Hunter-** she was interested in HB 477 which required cities to allow ADUs on lots where single-family dwellings were already allowed. It would not be required for Huntsville Town.

**Councilmember Lewis Johnson –** nothing

**Councilmember James Truett–** He had a conference call with the chair of OVPSA, Gage Froerer and the attorney about the OVPSA. Two new board members would be elected by Ogden Valley City. They were planning a future work session to determine the best way to create districts for that election. TCM Truett hoped to get Huntsville Town more representatives on the OVPSA board.

The Alfa Romeo event was going to take place in September. Part of their National Campaign was to get a letter from Huntsville Town tying them with Alfa Romeo. TCM Truett was getting help from Carol with historical information.

**TCM Sandy Hunter motioned to adjourn the meeting. TCM Johnson seconded the motion. All votes ayes. Motion passed.**

**Meeting adjourned at 6:59 PM**

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Nikki Wolthuis, Deputy Clerk

March 5, 2026

**To:** Huntsville Town Council

**Submitted By:** Nikki Wolthuis, Clerk

**Subject:** Business License for Miss Bee Haven LLC

**Business Description:** Honey bee operation, pollination services and honey production

**Recommendation:** To approve a business license.

**Motion:** To approve/not approve a commercial business license for Miss Bee Haven LLC

**Action:**

**Motion:**

**Second:**

**Mayor Sorensen:**

**Bruce Ahlstrom:**

**Lewis Johnson**

**Sandy Hunter:**

**Artie Powell:**



**Nomination and offer of Appointment**

In accordance with Utah Code Annotated 10-3-827, 1953, as amended, the mayor of Huntsville Town, Richard L. Sorensen, with the advice of the Town Council hereby nominates Jeff Larsen for appointment for the position of Huntsville Planning Commission Chair. The term is set to expire in June 2026 .

Dated this 5th of March 2026

\_\_\_\_\_  
Richard Sorensen, Huntsville Town Mayor

Attest:

\_\_\_\_\_  
Nikki Wolthuis, Huntsville Town Clerk

**Acceptance**

I, Jeff Larsen, accept this nomination and any appointment for the same as indicated above.

Dated this 5th of March 2026

\_\_\_\_\_  
Appointee

**Advice and Consent for Appointment**

The Huntsville Town Council hereby certifies that the appointment of Jeff Larsen was duly approved with the advice and consent of the Town Council at its regular meeting on the 5th of March, 2026.

**Mailing Address**  
P.O. Box 267  
Huntsville, UT 84317

**Phone**  
801.745.3420

**Fax**  
801.745.1792

**Web**  
www.huntsvilletown.com

**Mayor**  
Richard L. Sorensen

**Town Council**  
Lewis Johnson  
Bruce Ahlstrom  
Sandy Hunter  
Artie Powell

**Town Clerk/Recorder**  
Nikki Wolthuis  
Shannon Smith

**Treasurer**  
Melissa Knowles

**Attorney**  
Bill Morris

# Huntsville Town

TC Minutes 3-5-26  
Attachment #4

## Parcel Consolidation Application

Applicant Name: Brooke [REDACTED]

Applicant Mailing Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Brief Description of Proposed Parcel Consolidation: Combining Parcels noted below to facilitate appropriate zoning codes and uses of noted parcels.

### Parcel Owner's Permission for Parcel Consolidation Application

*The undersigned authorize this application for parcel consolidation:*

Parcel Number(s): 20-169-0001 and 20-169-0002

Parcel(s) Owner Name: Brooke [REDACTED] (Powder Beach LLC)

Parcel(s) Owner Mailing Address: [REDACTED]

Email: bhontz@powder.org Phone: [REDACTED]

Parcel Owner Signature: [Signature] Date: 7/25/23

Title (Authorized Agent): Chief Development & Construction Officer

*The undersigned authorize this application for parcel consolidation:*

Parcel Number(s): \_\_\_\_\_

Parcel(s) Owner Name: \_\_\_\_\_

Parcel(s) Owner Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Parcel Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (Authorized Agent): \_\_\_\_\_

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Application Date: 7/25/2020

Fees Paid: \$150

paid online  
7/25/2025

[Signature]  
Becker Endicott, Town Clerk

Shannon

Huntsville Town Planning Commission

- Recommended for Approval
- Recommended for Conditional Approval
- Recommended for Rejection
- Deferred

Chair Signature: X [Signature] Date: 2-26-2020

Notes/Conditions: ~~None~~ R-1 Zoning

Huntsville Town Council

- Approved
- Conditional Approval
- Rejected
- Deferred

Mayor Signature: [Signature] Date: 3/6/20

Notes/Conditions: \_\_\_\_\_

ATTEST: [Signature] Date: 3/6/20  
 Beckki Endicott, Town Recorder

Parcel Consolidation Application Requirements:

- The parcel consolidation does not involve a recorded subdivision plat.
- The proposed parcel consolidation does not result in the creation of a parcel of size or shape that does not conform to all Town zoning regulations, site development standards, and uses as approved in Appendix One, Table 15-1 (Acceptable Uses by Zone). If the proposed change is to a legally existing nonconforming lot, the change may not perpetuate nonconformity.
- The proposed parcel consolidation does not result in changing a complying structure into a non-complying structure as a result of setbacks, proximity to other structures, use, landscaping, or any other site land use requirement.
- The petition to consolidate parcels must include signatures from representatives of each parcel affected by the parcel consolidation.
- If the subject parcels are zoned differently, the Huntsville Town Council may require the applicant to proceed with a rezone petition under title 15.16 prior to approval of a parcel consolidation petition.

Submission Requirements & Process:

- Completed & Signed Application Form
- Payment of Application Fee to Huntsville Town
- Legal description of the whole piece of property to be consolidated
- Copies of deeds reflecting the proposed property boundaries (not yet recorded)
- One 11x17 (or larger) drawing to scale of the proposed consolidated parcel showing all structures, fence lines, easements, driveways, and streets. Drawing must include a measurement scale.
- Parcel Consolidation Applications (including all required documents) must be reviewed by the Huntsville Planning Commission and approved by the Huntsville Town Council.
- Once approved by the Huntsville Town Council, the parcel consolidation shall be accomplished by recording the appropriate deeds with the County Recorder's Office.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND IS CONSIDERED TO BEAR NORTH 89°11'31" WEST 2663.19 FEET. MONUMENTED AT THE SOUTH QUARTER CORNER WITH 3" BRASS CAP AND MONUMENTED AT THE SOUTHWEST CORNER WITH A 3" BRASS CAP. THE BEARING WAS MEASURED IN UTM 12 NORTH, NAD83 ZONE, U.S. SURVEY FEET.

BEGINNING AT A POINT BEING NORTH 89°11'31" WEST 1013.82 FEET ALONG THE SECTION LINE, FROM THE FOUND SOUTH QUARTER CORNER, SECTION 12, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING, THENCE SOUTH 2°00'00" WEST, 216.80 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,363.73 FEET, (CHORD BEARS NORTH 58°43'30" WEST 369.21 FEET), THROUGH A CENTRAL ANGLE OF 6°17'32", FOR AN ARC DISTANCE OF 369.40 FEET THENCE NORTHWESTERLY A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 568.69 FEET, (CHORD BEARS NORTH 64°12'59" WEST, 51.82 FEET), THROUGH A CENTRAL ANGLE OF 5°13'22", FOR AN ARC DISTANCE OF 51.84 FEET; THENCE NORTH 0°45'42" EAST, 161.46 FEET; THENCE NORTH 71°28'10" EAST, 326.43 FEET; THENCE SOUTH 0°45'35" WEST, 239.57 FEET; THENCE SOUTH 88°57'57" EAST, 62.10 FEET; THENCE SOUTH 2°00'00" WEST, 22.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 104,695.63 SQUARE FEET, OR 2.403 ACRES, MORE OR LESS

Mail Tax notice to:  
Grantee  
P.O. Box 1119  
Eden, Utah 84310

Tax ID No.: 20-169-0001  
20-169-0002

**WARRANTY DEED  
FOR PARCEL COMBINATION**

**Powder Beach LLC, a Delaware limited liability company**

**GRANTOR** of Park City, State of Utah, hereby **CONVEYS** and **WARRANTS TO:**

**Powder Beach LLC, a Delaware limited liability company**

**GRANTEE** of Park City, State of Utah, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Weber County, State of Utah:

As more fully described on separate Exhibit "A" hereto attached and made a part hereof.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**The purpose of this conveyance is to combine the lots and/or parcels to be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.**

WITNESS, the hand(s) of said grantor(s), this 25<sup>th</sup> day of July, 2025.

Powder Beach LLC, a Delaware limited liability company

By:   
Brooke Hontz, Authorized Signer

State of Utah, County of Weber )ss:

On this date, 7-25-2025, personally appeared before me Brooke Hontz [Enter LLC Rep Name], who being by me duly sworn did say that she is an Authorized Signer for Powder Beach LLC, a Delaware limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Brooke Hontz acknowledged to me that said limited liability company executed same.

  
Notary Public





## HUNTSVILLE TOWN

P.O. BOX 267  
HUNTSVILLE, UT 84317  
(801) 745-3420

### Special Event Application

*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.*

This application will be reviewed by the Town Council. The Council will make a determination on granting the request based on the impact of the event on traffic, security, welfare, convenience, health and safety of the public, and the plans of the applicant to mitigate these concerns. No permit will be granted without evidence of insurance listing the Town as an insured party. If a permit is granted, the Town makes no guarantees and assumes no liability for the safety of participants or spectators of special events. The event may also require coordination with any of the applicable agencies: Weber-Morgan Health Department, Weber County Sheriff Department, local Fire District, other Weber County recreational services that may be impacted.

**Fees for Special Events are based on the number of people attending and participating in the event.**  
150-300 people: \$1000 for park rental with a \$250 refundable cleaning fee  
301-500 people: \$2000 for park rental with a \$500 refundable cleaning fee  
501-700 people: \$3500 for park rental with a \$750 refundable cleaning fee  
700 and above will be determined by the Town Council

#### YOUR INFORMATION:

Name of Applicant: Mike [REDACTED] Group/Function: AROC Bonneville  
Address [REDACTED] City [REDACTED] Zip Code [REDACTED]  
Home/Cell Phone [REDACTED] Email Address: [REDACTED]

#### EVENT INFORMATION:

Name of Event: Concorso d'eleganza - AROC National Convention  
Event Description: Car Show  
Is your event public or private? Public  
Event Date: Saturday September 24, 2016 Event Times: 10:00 AM - 2:00 PM  
Time of operation: 9:00 AM - 3:00 PM  
(Include start of set-up through the end of take down)  
Estimated number of people participating: 250 OFFICIAL PARTICIPANTS + SPECTATORS?  
(500+ requires mass gathering permit through Weber County)

Facilities Required by Huntsville Town: CITY PARK

Please answer the following questions. If your answer is "yes" to some of the questions, you will need to provide additional information as indicated:

1. Have you applied previously to hold this event in Huntsville Town? No  
If "yes," please complete Special Event Application Section A only. If "no", please complete the rest of this page.
2. Is your event a multiple day event? No  
If yes, please complete Special Event Application Section B
3. Will there be a cost for admission and/or vendor sales? No  
If yes, please complete Special Event Application Section C
4. Are you filming on public property? No  
If yes, please complete Special Event Application Section D
5. Will this event require Huntsville Town Services? Yes - POWER  
If yes, please attach list of those services (ie, Police, Sanitation, power, water, etc.)
6. Will this event use, cross or close any public roads, sidewalks or trails? No  
If yes, please attach a map with a proposed barricade plan. If State or County roads are involved, please attach proof of proper permitting, or provide details.
7. Does the event include a run, walk, race, or parade route? No  
If yes, please attach a map with the proposed route
8. Will food be served at this event? No  
If yes, please contact Weber-Morgan Health Department
9. Will you be bringing in, setting up or staking any special equipment? No  
If yes, please attach a description of the special equipment
10. Do you anticipate any parking problems? Yes - maybe  
If yes, please attach a parking plan

If you answered "yes" to question 2 (multi-day event), question 3 (charging admission and/or vendor sales) and/or question 4 (filming on public property), you must provide a certificate of insurance with your application.

I agree that I and the organizers of this event will abide by all laws, rules and policies applicable to this event and will follow any instructions of the Huntsville Town Staff and Weber County Sheriff. I also acknowledge that completion and submission of this form or any other related forms does not guarantee final approval of my event. I have also read the attached policies and procedures that are applicable to my event.

SIGNATURE: [Signature] DATE: 2/24/26

**Draft - Contract Cities 2025-2026 Budget to Actual**

	July 2025-June 2026 Budgeted	July 2025-June 2026 Actual	Difference
Farr West	\$774,581	\$734,906	-\$39,675
Hooper	\$746,381	\$708,220	-\$38,161
Huntsville	\$141,100	\$133,837	-\$7,264
MSL	\$592,647	\$562,127	-\$30,520
New Ogden Valley City	\$387,921	\$367,882	-\$20,039
Plain City	\$714,195	\$677,661	-\$36,534
Uintah	\$198,113	\$187,938	-\$10,175
Washington Terrace	\$1,202,214	\$1,140,493	-\$61,720
West Haven	\$2,367,982	\$2,246,671	-\$121,311
Unincorporated	\$1,492,607	\$1,432,887	-\$59,720
	<b>\$8,617,742</b>	<b>\$8,192,622</b>	<b>-\$425,120</b>

## Draft - 2026-2027 Contract Cities Allocation Calculation based on Approved Budget plus 10 additional Deputies & New Ogden Valley City

Total Cost	\$ 16,671,044	
General Fund	36%	32
Contract City Cost Burden	\$ 10,608,846	56
# Deputies	88	
Avg. Adjusted FTE Cost	\$ 189,444	

General Fund Deputies  
Contract City Deputies

2026/27 Formula	
Population	Calls/Svc
40%	60%
\$ 441,721	\$ 520,258
\$ 377,865	\$ 417,399
\$ 32,799	\$ 115,913
\$ 121,730	\$ 561,109
\$ 419,475	\$ 571,012
\$ 483,005	\$ 396,580
\$ 76,313	\$ 174,320
\$ 494,482	\$ 940,133
\$ 1,338,980	\$ 1,730,029
\$ 457,169	\$ 938,557
\$ 4,243,538	\$ 6,365,308

	Population	Calls/Svc %	Population %	Census Estimates 12-2025	July 2024 thru Dec 2025
Farr West	8,121	8.17%	10.41%	8,121	4,623
Hooper	6,947	6.56%	8.90%	6,947	3,709
Huntsville	603	1.82%	0.77%	603	1,030
MSL	2,238	8.82%	2.87%	2,238	4,986
Ogden Valley	7,712	8.97%	9.89%	7,712	5,074
Plain City	8,880	6.23%	11.38%	8,880	3,524
Uintah	1,403	2.74%	1.80%	1,403	1,549
Washington Terrace	9,091	14.77%	11.65%	9,091	8,354
West Haven	24,617	27.18%	31.55%	24,617	15,373
Unincorporated	8,405	14.74%	10.77%	8,405	8,340
	78,017	100.00%	100.00%	78,017	56,562

Officers per 1000 residents 0.72

2026/27 Cost/Resident	2026/27 Cost per Call
\$ 118.46	\$ 208.09
\$ 114.48	\$ 214.41
\$ 246.62	\$ 144.38
\$ 305.11	\$ 136.95
\$ 128.43	\$ 195.21
\$ 99.05	\$ 249.60
\$ 178.64	\$ 161.80
\$ 157.81	\$ 171.73
\$ 124.67	\$ 199.64
\$ 166.06	\$ 167.35

	2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
Farr West	\$ 961,979	9.07%	\$ 734,906	30.90%	\$ 227,073
Hooper	\$ 795,264	7.50%	\$ 708,220	12.29%	\$ 87,044
Huntsville	\$ 148,712	1.40%	\$ 133,837	11.11%	\$ 14,875
MSL	\$ 682,839	6.44%	\$ 562,127	21.47%	\$ 120,712
New Ogden Valley Incorp	\$ 990,487	9.34%	\$ 735,764	34.62%	\$ 254,723
Plain City	\$ 879,585	8.29%	\$ 677,661	29.80%	\$ 201,924
Uintah	\$ 250,632	2.36%	\$ 187,938	33.36%	\$ 62,694
Washington Terrace	\$ 1,434,615	13.52%	\$ 1,140,493	25.79%	\$ 294,122
West Haven	\$ 3,069,008	28.93%	\$ 2,246,671	36.60%	\$ 822,337
Unincorporated	\$ 1,395,726	13.16%	\$ 1,065,005	31.05%	\$ 330,721
	\$ 10,608,846	100.00%	\$ 8,192,622	29.49%	\$ 2,416,224

# 2026-2027 Contract Cities Allocation Calculation based on 2026 Approved Budget

Total Cost	\$ 14,936,899		
General Fund	41%	32	General Fund Deputies
Contract City Cost Burden	\$ 8,808,941	46	Contract City Deputies
# Deputies	78		
Avg. Adjusted FTE Cost	\$ 191,499		

	Population %	Calls/Svc %	Census Estimates		Calls/Svc
			12-2025	July 2024 thru Dec 2025	
Farr West	10.41%	8.17%	8,121	4,623	60%
Hooper	8.90%	6.56%	6,947	3,709	
Huntsville	0.77%	1.82%	603	1,030	
MSL	2.87%	8.82%	2,238	4,986	
Ogden Valley	9.89%	8.97%	7,712	5,074	
Plain City	11.38%	6.23%	8,880	3,524	
Uintah	1.80%	2.74%	1,403	1,549	
Washington Terrace	11.65%	14.77%	9,091	8,354	
West Haven	31.55%	27.18%	24,617	15,373	
Unincorporated	10.77%	14.74%	8,405	8,340	
	100.00%	100.00%	78,017	56,562	

Officers per 1000 residents

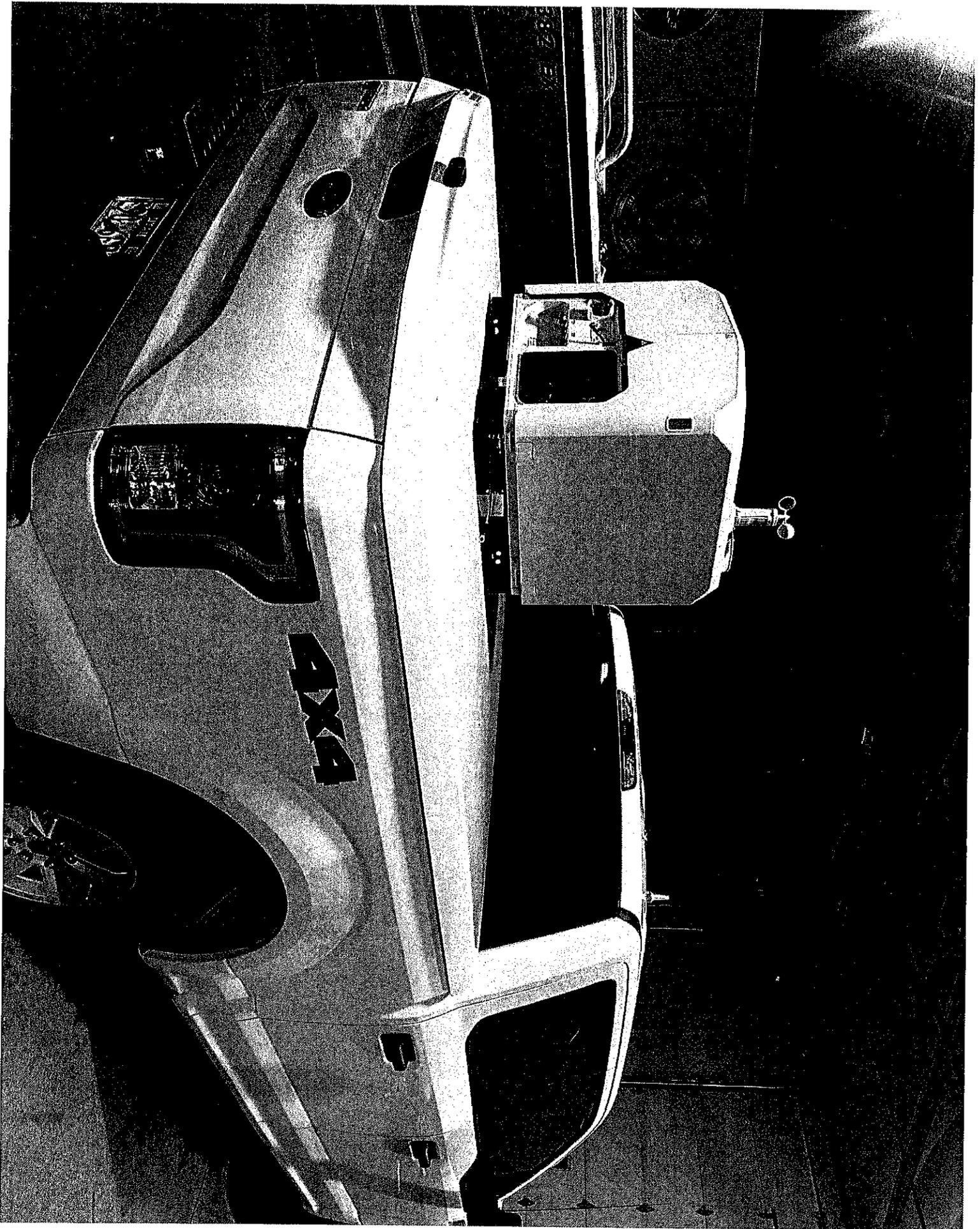
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	2026/27 Cost/Resident	2026/27 Cost per Call
Farr West	\$ 98.36	\$ 172.78
Hooper	\$ 95.05	\$ 178.04
Huntsville	\$ 204.78	\$ 119.88
MSL	\$ 253.35	\$ 113.72
New Ogden Valley Incorp	\$ 106.64	\$ 162.09
Plain City	\$ 82.25	\$ 207.25
Uintah	\$ 148.33	\$ 134.35
Washington Terrace	\$ 131.03	\$ 142.59
West Haven	\$ 103.52	\$ 165.77
Unincorporated	\$ 137.89	\$ 138.96

	2026/27 Cost	% of Total	2025/26 Cost	% Change	\$ Change
Farr West	\$ 798,769	9.07%	\$ 734,906	8.69%	\$ 63,863
Hooper	\$ 660,339	7.50%	\$ 708,220	-6.76%	\$ (47,881)
Huntsville	\$ 123,481	1.40%	\$ 133,837	-7.74%	\$ (10,356)
MSL	\$ 566,988	6.44%	\$ 562,127	0.86%	\$ 4,861
New Ogden Valley Incorp	\$ 822,440	9.34%	\$ 735,764	11.78%	\$ 86,676
Plain City	\$ 730,354	8.29%	\$ 677,661	7.78%	\$ 52,693
Uintah	\$ 208,110	2.36%	\$ 187,938	10.73%	\$ 20,172
Washington Terrace	\$ 1,191,217	13.52%	\$ 1,140,493	4.45%	\$ 50,724
West Haven	\$ 2,548,318	28.93%	\$ 2,246,671	13.43%	\$ 301,647
Unincorporated	\$ 1,158,926	13.16%	\$ 1,065,005	8.82%	\$ 93,921
	\$ 8,808,941	100.00%	\$ 8,192,622	7.52%	\$ 616,319

## Contract Cities Five Year Projection

	July 2024- June 2025	July 2025-June 2026	July 2026-June 2027	July 2026-June 2027	% Increase for 2026	5% Increase each year - No population change				
	Actual	Projected	Budgeted	2027 w/ +10	% Increase for 2026	Projected July 2027-June 2028	Projected July 2028-June 2029	Projected July 2029-June 2030	Projected July 2030-June 2031	Projected July 2031-June 2032
Farr West	\$676,211	\$734,906	\$798,769	\$961,979	30.9%	\$1,010,078	\$1,060,582	\$1,113,611	\$1,169,292	\$1,227,756
Hooper	\$675,139	\$708,220	\$660,339	\$795,264	12.3%	\$835,027	\$876,778	\$920,617	\$966,648	\$1,014,980
Huntsville	\$121,659	\$133,837	\$123,481	\$148,712	11.1%	\$156,147	\$163,955	\$172,152	\$180,760	\$189,798
MSL	\$458,343	\$562,127	\$566,988	\$682,839	21.5%	\$716,981	\$752,830	\$790,471	\$829,995	\$871,495
New Ogden Valley City	\$635,433	\$735,764	\$822,440	\$990,487	34.6%	\$1,040,011	\$1,092,012	\$1,146,612	\$1,203,943	\$1,264,140
Plain City	\$203,826	\$677,661	\$730,354	\$879,585	29.8%	\$923,564	\$969,742	\$1,018,230	\$1,069,141	\$1,122,598
Uintah	\$1,135,943	\$187,938	\$208,110	\$250,632	33.4%	\$263,164	\$276,322	\$290,138	\$304,645	\$319,877
Washington Terrace	\$2,024,236	\$1,140,493	\$1,191,217	\$1,434,615	25.8%	\$1,506,345	\$1,581,663	\$1,660,746	\$1,743,783	\$1,830,972
West Haven	\$1,678,506	\$2,246,671	\$2,548,318	\$3,069,008	36.6%	\$3,222,459	\$3,383,582	\$3,552,761	\$3,730,399	\$3,916,919
Unincorporated	\$7,609,295	\$8,192,622	\$8,808,941	\$1,395,726	31.1%	\$1,465,512	\$1,538,788	\$1,615,727	\$1,696,514	\$1,781,339
	8.07%	7.67%	7.52%	\$10,608,846	29.49%	\$11,139,288	\$11,696,253	\$12,281,066	\$12,895,119	\$13,539,875
						5.00%	5.00%	5.00%	5.00%	5.00%
Total # of Deputies	76	78	78	88		88	88	88	88	88
County General Fund	31	32	32	32		32	32	32	32	32
Contract Cities	45	46	46	56		56	56	56	56	56
Deputies per 1000 residents	0.59	0.58	0.57	0.72		0.72	0.72	0.72	0.72	0.72



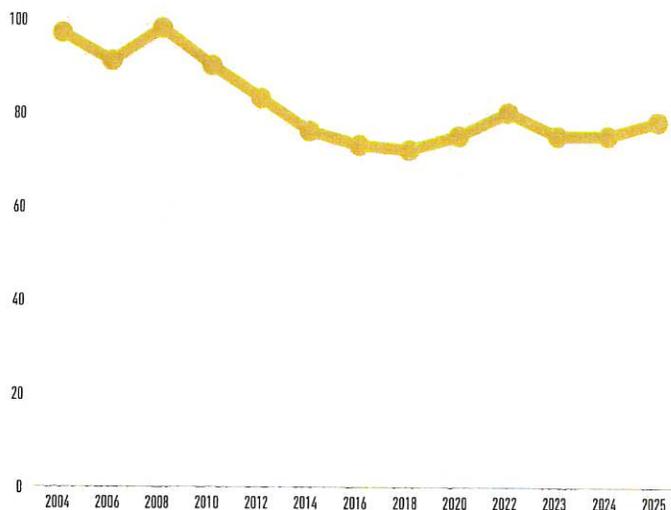


# Weber County Sheriff's Office

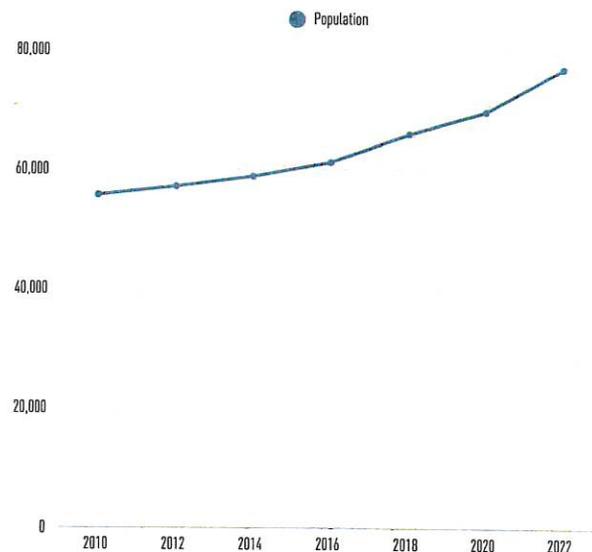
## City Partners Position Report

In 2025, Weber County conducted a wage study to address lagging pay for employees. Our law enforcement wages were found to be 17% behind market. A new pay policy for sworn deputies was implemented, bringing wages to competitive levels and driving increased recruitment and retention. Looking forward, WCSO is moving out of a period of low retention, low staffing and strained operations. We are focused on improving services for our city partners. This all comes with a financial impact, but aligns service with public expectations and public safety needs.

From 2004 to 2013, the Weber County Sheriff's Office went from 97 full time deputies in the Enforcement Division to 78 deputies now.



This is in contrast to the rising population of our city partners and unincorporated WC.



Today, 46 deputies are funded by contract cities. With current population estimates, this creates a ratio of .57 deputies per 1,000 residents. This is too low. Crime rates, geography, population, officer safety, city partner and public expectation all must be considered when determining proper staffing levels.

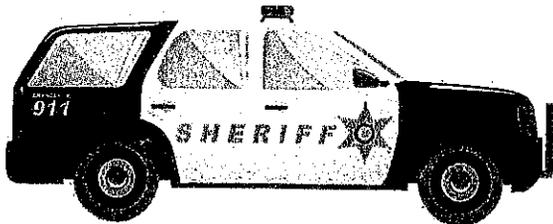
Weber County has seen rapid growth in population county-wide and throughout our partner cities, increases in population and businesses mean more challenges for public safety. High density housing, large commercial businesses and growth in general require more resources.

For years, the Weber County Sheriff's Office has worked to "do more with less".

We have now reached and seen the point where that is no longer possible, and having less in fact means less capacity to properly address public safety.

Insufficient staffing contributes to backlogs of cases, reduced proactive enforcement efforts, longer response times, and officer safety issues.

10 new FTE positions moves deputies per resident from .57 to .72 per 1,000.



### Less Deputies = Less Capacity

- Investigations caseload overwhelm, not enough detectives.
- Fewer deputies has meant temporary reassignment to help cover heavy workloads in other bureaus.
- Patrol shifts understaffed, need more deputies on duty
- Backup for officer safety
- Fewer deputies increases challenges with training, sick leave, court etc.
- Specialty units that have gone unstaffed
- Traffic Unit can move from 5-days of coverage to 7-days.
- Street Crimes Unit return with re-focused mission
- Fewer deputies means less proactive enforcement and proactive crime reduction.

### NEW Full Time Deputy Positions:

- WCSO is seeking to add 10 FTE positions to the Enforcement Division.
- Cost is carried by the contract cities.
- Brings staffing levels closer to the generally accepted ratio.
- Increased staffing means increased coverage for city partners.
- More deputies means lower response times to priority calls for service.
- More time for deputies to spend on proactive enforcement and proactive crime reduction .
- Officer safety increases with available backup/resources to handle emergency calls or complex cases. This increases the odds of safe outcomes for all involved.
- Overall increase in level of service



**HUNTSVILLE TOWN  
ORDINANCE 2026-XX-XX  
GENERAL PROVISIONS – TITLE 1**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH INCLUDING  
GENERAL DEFINITIONS AND MUNICIPAL ADOPTION AND  
CODIFICATION EFFORTS TO TITLE 1 AND RENUMBERING  
ANIMAL TITLE TO TITLE 9; SEVERABILITY; AND PROVIDE 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 Town, pursuant to the provisions of §10-3-707 of Utah State Code, as amended, has the authority to revise ordinances of the municipality of a general and permanent character;

**WHEREAS**, the Town desires to include the town general definitions within the Title numbers;

**WHEREAS**, the Town desires to include codification information and all other general provisions for the municipal code in Title 1;

**WHEREAS**, the Town Council has reviewed the proposed revisions and has made such changes, alterations, modifications, additions, and substitutions as it deems best;

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

**Section 1: Repealer.** Any word, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2: Adoption.** Title 1 is hereby adopted as a replacement for the currently existing Title 1 – Animals. The former Title 1 is now renumbered as Title 9. The former Title 19, Constitutional Taking is now renumbered to Title 1. Title 1 – General Provisions will read as follows:

**Title 1 - GENERAL PROVISIONS**

**01.01 Adoption**

**01.02 Introductory Title**

**01.03 Huntsville Municipal Seal**

**01.04 Constitutional Taking**

## **01.01 Adoption**

01.01.010 Adoption

01.01.020 Codification Authorized

01.01.030 Codification

01.01.040 Permissible Changes

01.01.050 Severability

### **01.01.010 Adoption**

All ordinances of a general nature now in force in Huntsville, Utah, as revised, compiled and herein set forth in the volume entitled "Huntsville Town Municipal Code" are adopted, passed, published and declared to be the Huntsville Municipal Code, and are passed by authority of the Huntsville Town Council.

### **01.01.20 Codification Authorized**

A. Pursuant to Utah Code Annotated §10-3-707, as amended, and in order to facilitate effective application of municipal ordinances adopted by the council, administrative staff is delegated authority to compile or arrange for the compilation of all applicable ordinances of the municipality into the Huntsville Municipal Code.

B. During the process of compiling and after the ordinance adopting the code is approved administrative staff shall have the authority including but not limited to the following:

1. To administer the municipal code and carry out the provisions authorized in Utah code Annotated § 10-3-707, -708, -709, -710 and -711(2) to create, compile, revise and enforce the municipal code.
2. To create titles, chapters, sections, names and headings, summaries, and/or other parts as necessary.
3. To codify relevant existing ordinances into the municipal code.
4. To codify any and all relevant subsequent ordinances in the municipal code.
5. To make non-substantive minor and technical changes, modifications, additions and substitutions as staff deems is best to develop a complete and simplified municipal code free of inconsistencies.
6. To publish the municipal code and make it available for the public.
7. To otherwise execute and implement the municipal code to effectuate this ordinance.

### **01.01.030 Codification**

Title 1 through Title 15 are hereby codified as part of the Huntsville Town Municipal Code:

Title 1 – General Provisions

Title 2 – Administrative Code

Title 3 – Municipal Procedure

Title 4 – General Provisions

Title 5 – Business Licensing

- Title 6 – Criminal Code
- Title 7 – Cemetery
- Title 8 – Health and Safety
- Title 9 – Animals
- Title 10 – Transportation
- Title 11 – Building Standards
- Title 12 – Community Development
- Title 13 – Comprehensive Planning
- Title 14 – Subdivision
- Title 15 – Land Use

**01.01.040 Permissible Changes**

Staff is authorized to make any minor technical changes, corrections, modifications, additions and substitutions therein, as permitted under state law and as deemed best to the end of publishing a simplified code free of inconsistencies.

**01.01.050 Severability**

Any declaration by any court of competent jurisdiction, or other legitimate binding legal source, that any provision of this code is illegal or void, shall not affect the legality and enforceability of any other provision of this code, unless the provisions are mutually dependent.

**01.02 Introductory Title**

01.02.010 General Definitions

01.02.020 Penalty for violation of Code Provisions

01.02.030 Copies Available for Inspection

**01.02.010 General Definitions**

In the construction of the ordinances set out in this code, and all ordinances amendatory thereof, the following definitions shall be as followed, unless such definitions would be inconsistent with the manifest intent of the council, or repugnant to the context of the ordinance. Any reference in the ordinances set out in this code to a municipal division, department, branch, agency, or similar term that is not currently in existence, shall mean Huntsville, Utah, or its contract providers as the context dictates.

**01.02.020 Penalty for Violation of Code Provisions**

When no other penalty is prescribed, any person convicted of violating any provision or provisions of an ordinance included in these ordinances or in ordinances hereafter enacted, shall be deemed guilty of a misdemeanor and punishable by imprisonment in the county jail

not exceeding six months or by a fine in any sum less than \$1,000 or both, except that in all cases where a corporation is convicted of an offense for the commission of which a natural person would be punished as for a misdemeanor and there is no other punishment prescribed by the ordinance, such corporation is punishable by a fine not to exceed \$5,000.

**01.02.030 Copies Available For Inspection**

Three copies of the ordinance or resolution imposing penalty for violating code provisions shall be on file for use and examination by the public in the offices of the Town Recorder.

**01.03 Huntsville Municipal Seal**

**01.03.010 Description of the Seal**

**01.03.020 Custodian of the Seal**

**01.03.030 Description of the Seal**

**01.03.040 Use of Seal and Logo**

**01.03.010 Description of the Seal**

The following seal is hereby established/declared to be the seal of Huntsville Town. The seal shall have:

1. A circle with "Town of Huntsville" on the top half of the seal,
2. The bottom half of the seal with "Weber County, Utah,"
3. The middle of the circle has the word "seal."

**01.03.020 Custodian of the Seal**

The town recorder shall serve as custodian and keeper of the seal. The town recorder shall affix the seal to official municipal documents consistent with current state law. The town recorder shall ensure that the seal is only used for official municipal purposes outlined below in Section 01.03.030.

**01.03.030 Description of the Logo**

The following logo is hereby established/declared to be the logo of Huntsville Town:



**01.03.040 Use of Seal and Logo**

A. The logo shall be used on all municipal letterhead and official documents, as much as is practical.

B. The seal shall be used on all municipal ordinances, resolutions and agreements.

## **01.04 Constitutional Taking**

01.04.010 Purpose

01.04.020 Enactment and Policy Considerations

01.04.030 Definitions

01.04.040 Guidelines Advisory

01.04.050 Review of Decision

01.04.060 Reviewing Guidelines

01.04.070 Results of Review

### **01.04.010 Purpose**

State Code requires local governments to adopt guidelines relating to potential Constitutional Taking issues. The following guidelines are meant to instruct and inform Huntsville Town, its officials, employees, boards, commissions and councils, of the standards for Constitutional Taking and a process for review of such actions. The guidelines neither expand nor limit the scope of any political subdivision's liability for a Constitutional Taking, nor impose any liability upon a political subdivision for failure to comply with the guidelines.

### **01.04.020 Enactment and Policy Considerations**

There is an underlying policy in Huntsville Town to carefully consider matters involving Constitutional Taking claims, in fairness to the owner of private property bringing the claim and in view of the uncertainty and expense involved in defending lawsuits alleging such issues. At the same time, the legitimate role of government in lawfully regulating real property must be preserved and the public's right to require the dedication or exaction of property consistent with the United States Constitution and interpretations of the Constitution by Rulings and Decisions of the United States Supreme Court. This Title is further intended and shall be construed to objectively and fairly review claims by citizens that a specific government action should require payment of just compensation yet preserve the ability of Huntsville Town to lawfully regulate real property and fulfill its other duties and functions.

### **01.04.030 Definitions**

- A. "Constitutional Taking" means actions by Huntsville Town involving the physical taking or exaction of private real property that might require compensation to a private real property owner because of:
1. The Fifth or Fourteenth Amendment to the Constitution of the United States;
  2. Article I, Section 22, of the Utah Constitution;
  3. Any court ruling governing the physical taking or exaction of private real property by a government entity;
- B. Actions by Huntsville Town involving the physical taking or exaction of private real property is not a Constitutional Taking if the physical taking or exaction bears an essential nexus to a legitimate governmental interest; and is roughly proportionate and reasonably related, on an individualized property basis, both in nature and extent, to the impact of the proposed development on the legitimate government interest.

#### **01.04.040 Guidelines Advisory**

The guidelines adopted and decisions rendered pursuant to the provisions of this Title are advisory and shall not be construed to expand or limit the scope of Huntsville Town liability for a Constitutional Taking. The reviewing body or person shall not be required to make any determination under this ordinance except pursuant to Section 01.04.030.

#### **01.04.050 Review of Decision**

Any owner of private real property who claims there has been a Constitutional Taking of their private real property shall request a review of a final decision of any officer, employee, board, commission, or council. The following are specific procedures established for such a review:

- A. The person requesting a review must have obtained a final and authoritative determination, internally, within Huntsville Town, relative to the decision from which they are requesting review.
- B. Within thirty (30) days from the date of the final decision that gave rise to the concern that a Constitutional Taking has occurred, the person requesting the review shall file in writing in the office of the Huntsville Town Clerk, a request for review of that decision. A copy shall also be filed with the Huntsville Town Attorney.
- C. The Huntsville Town Council, or an individual, or body designated by the Huntsville Town Council shall immediately set a time to review the decision that gave rise to the Constitutional Takings claim.
- D. In addition to the written request for review the applicant must submit, prior to the date of the review, the following:
  1. Name of the applicant requesting review;
  2. Name and business address of current owner of the property, form of ownership, whether sole proprietorship, for-profit or not-for-profit corporation, partnership, joint venture or other, and if owned by a corporation, partnership, or joint venture, name and address of all principal shareholders or partners.
  3. A detailed description of the grounds for the claim that there has been a Constitutional Taking;
  4. A detailed description of the property taken;
  5. Evidence and documentation as to the value of the property taken, including the date and cost at the date the property was acquired. This should include any evidence of the value of that same property before and after the alleged Constitutional Taking, the name of the party from whom purchased, including the relationship, if any, between the person requesting a review and the party from whom the property was acquired;
  6. Nature of the protectable interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold interest;
  7. Terms (including sale price) of any previous purchase or sale of a full or partial interest in the property in the three years prior to the date of application;
  8. All appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the three years prior to the date of application;

9. The assessed value of and ad valorem taxes on the property for the previous three years;
  10. All information concerning current mortgages or other loans secured by the property, including name of the mortgagee or lender, current interest rate, remaining loan balance and term of the loan and other significant provisions, including but not limited to, right of purchasers to assume the loan;
  11. All listings of the property for sale or rent, price asked and offers received, if any, within the previous three years;
  12. All studies commissioned by the petitioner or agents of the petitioner within the previous three years concerning feasibility of development or utilization of the property;
  13. For income producing property, itemized income and expense statements from the property for the previous three years;
  14. Information from a title policy or other source showing all recorded liens or encumbrances affecting the property; and
  15. The Huntsville Town Council or their designee may request additional information reasonably necessary, in their opinion, to arrive at a conclusion concerning whether there has been a Constitutional Taking.
- E. An application shall not be deemed to be "complete" or "submitted" until the reviewing body/official certifies to the applicant at all the materials and information required above, have been received by Huntsville Town. The reviewing body/ official shall promptly notify the applicant of any incomplete application.
- F. The Huntsville Town Council or an individual or body designated by them, shall hear all the evidence related to and submitted by the applicant, Huntsville Town, or any other interested party.
- G. A final decision on the review shall be rendered within fourteen (14) days from the date the complete application for review has been received by the Huntsville Town Clerk. The decision of the Huntsville Town Council regarding the results of the review shall be given in writing to the applicant and the officer, employee, board, commission or council that rendered the final decision that gave rise to the Constitutional Takings claim.
- H. If the Huntsville Town Council fails to hear and decide the review within fourteen (14) days, the decision appealed from shall be presumed to be approved.

**01.04.060 Reviewing Guidelines**

The Huntsville Town Council shall review the facts and information presented by the applicant to determine whether or not the action by Huntsville Town constitutes a Constitutional Taking as defined in this chapter. In doing so they shall consider:

- A. Whether the physical taking or exaction of the private real property bears an essential nexus to a legitimate governmental interest.

- B. Whether a legitimate governmental interest exists for the action taken by Huntsville Town.
- C. If the property and exaction taken roughly proportionate and reasonably related, on an individual property basis, both in nature and extent, to the impact caused by the activities that are the subject of the decision being reviewed?

**01.04.070 Results of Review**

After completing the review, the reviewing (person/body) shall make a determination regarding the above issues and where determined to be necessary and appropriate, shall make a recommendation to the officer, employee, board, commission or council that made the decision that gave rise to the Constitutional Takings claim.

**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.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Bruce Ahlstrom				
CM Sandy Hunter				
CM Lewis Johnson				
CM James Truett				

PASSED AND ADOPTED by the Town Council on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Richard Sorensen, Huntsville Town Mayor

ATTEST:

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Nikki Wolthuis, Huntsville Town Clerk

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, hereby certify that the foregoing Ordinance was duly passed and published or posted as required by state law.

---

Town Clerk

DATE: \_\_\_\_\_



## NOTICE OF ACTION

**TO:** Huntsville Town Council  
**FROM:** Huntsville Town Planning Commission  
**DATE:** January 22<sup>th</sup>, 2026  
**RE:** Recommendation for Ordinance 2025-7-23

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The Huntsville Town Planning Commission held a public meeting and a public hearing on January 15<sup>th</sup>, 2026, in regards to the changes proposed to the RC Zone. Ordinance 2025-7-23 reflects the changes the Planning Commission has worked on over the last several months. On 1.15.2026 the Planning Commission voted unanimously to recommend this Ordinance to the Town Council.

A handwritten signature in black ink, appearing to read "Shannon", is written over a horizontal dashed line.

Shannon, Clerk

**HUNTSVILLE TOWN  
ORDINANCE NO. 2025-7-23**

**AMENDMENTS TO TITLE 15.14 – RC ZONE**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING  
AND REPLACING THE HUNTSVILLE TOWN TITLE 15.14 –  
THE RC ZONE; SEVERABILITY; AND PROVIDE 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**, *Utah Code Annotated* §10-8-84 and §10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

**WHEREAS**, *Title 10, Chapter 9a, of the Utah Code Annotated, 1953*, as amended, enables the Town to regulate land use and development;

**WHEREAS**, the Huntsville Town Council desires to update the Recreation Zone (RC) to accurately reflect the desired use of the General Plan;

**WHEREAS**, the Huntsville Town Council desires to add definitions, permitted and conditional uses, and special regulations in the Recreational Zone of the Huntsville Town Municipal Code which will help to preserve the natural landscape in the zone, and to mitigate negative impacts to the Residential (R-1) Zone;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on the 15<sup>th</sup> of January 2026, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on the 15<sup>th</sup> of January, 2026;

**WHEREAS**, the Town Council received the recommendation from the Planning Commission and held a public meeting on the 22<sup>nd</sup> of January 2026, and desires to act on this ordinance;

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

**Section 1: Repealer.** Any code, chapter, or section in conflict with this Ordinance is hereby repealed in its entirety and referenced thereto vacated.

**Section 2: Amendment.** The Huntsville Town Municipal Code is hereby amended to read as follows:

**15.14 RECREATION ZONE (RC)**

- 15.14.010 Purpose
- 15.14.020 Definitions
- 15.14.030 Permitted Use
- 15.14.040 Conditional Use
- 15.14.050 Special Provisions

**15.14.010 Purpose**

The Recreation Zone (RC) is established as a zone in which the primary use is for recreation, including private member-based seasonal recreational clubs or camps operated by a private organization that is not available for use by the general public. The purpose of the RC Zone is to provide suitable areas that will accommodate the need for private recreation and its associated uses, some of which may have an environmental impact requiring a Conditional Use Permit after public review and/or special regulations.

The objectives of the RC Zone are:

- A. To promote the use of the land for recreational purposes.
- B. To facilitate the conservation of natural resources.
- C. To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone.

In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the RC Zone.

**15.14.020 Definitions**

- A. "Private Recreational Club" means a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities and uses exclusively to members and their guests. This definition shall not include private clubs as defined by the Utah State Alcoholic Beverage Control Act.
- B. "Accessory Structure or Building" means a subordinate structure detached from but located on the same lot as the main structure, the use of which is incidental and accessory to that of the main structure. A detached subordinate building and/or structure clearly incidental to and located upon the same lot occupied by the main building and/or

structure.

- C. "Campground" means a private open area with sanitary facilities for overnight or camping and may include the overnight parking of camping trailers, tents, tent trailers or other vehicle types intended for camping purposes.
- D. "Commercial Use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
- E. "Conditional Use" means a use or occupancy of a building, or use of land permitted by the Huntsville Planning Commission subject to certain conditions in accordance with the Conditional Uses Chapter of this Ordinance.

The purpose and intent of Conditional Uses is to allow in certain areas, compatible integration of such uses with conditions that mitigate negative impacts associated with the use in RC Zone, in order to allow the use to be suitable and desirable at a certain location due to conditions and circumstances particular to that use and/or location by regulating use design, lay out, and construction, operations, traffic, and any other factors on the proposed site, including time, place and manner conditions.

- F. "Dwelling" means a building or portion thereof, which is constructed in compliance with the Town's adopted building codes and designed as a place for human habitation, except hotel, apartment hotel, boarding house, lodging house, tourist court or apartment court.
- G. "Permitted Use" means any use lawfully occupying land or buildings as authorized in the zoning regulations and for which no Conditional Use Permit is required.
- H. "Private" means for use by the club members, member friends, and guests.
- I. "Public" means general public who, are not members of the organization or club.
- J. "Special Event" means a pre-planned, temporary gathering or activity hosted by a private recreational club on a specific date or dates that exceeds daily occupancy limits. Please refer to Huntsville Title 15.14.040. Special events require a Special Event Permit issued by the Huntsville Town Council and are limited to no more than three (3) per calendar year. All Special Events shall comply with applicable limitations on parking, noise, lighting, occupancy, and hours of operation.
- K. "Outdoor Recreation" means leisure or physical activities conducted outdoors that promote health, enjoyment, or relaxation and occur incidental to the primary recreational use of the property. Outdoor Recreation shall not generate significant noise, traffic, or disturbance and does not include organized sporting events, vehicle based activities, overnight events, amplified sound, or any use requiring a Conditional Use Permit.

**15.14.030 Permitted Use**

A. Bike Paths

B. Private Parks

C. Outdoor Recreation

**15.14.040 Conditional Use**

The following uses may be permitted in the RC zone only after issuance of a Conditional Use Permit as provided in Chapter 15.04.

A. Private Recreation Facility:

1. Special Events as defined by 15.14.020 must obtain a special events permit issued by the Huntsville Town Council. No more than 3 events per calendar year.
2. Operating hours shall be 8 a.m. and closing at 10 p.m.
3. Parking shall not exceed thirty (30) developed parking spots, including handicapped parking requirements. Vehicles will be restricted to the developed parking stalls. No on-street parking is allowed.
4. Shuttles Service for events and daily activities must be restricted to 100 South.
5. Noise and amplified sound on the parcel shall not exceed 65 decibels (dB) when measured at the edge of the property. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.
6. Daily Occupancy in a 24-hour period can be no more then 40 (forty) people per acre, including staff and members.
7. Night Lighting must follow Weber County's Dark Sky Ordinance.
8. Dwelling Units are not permitted in the RC Zone.
9. A business license is required and obtained through Huntsville Town.
10. Food and beverage shall only be provided to members.
11. Camping is not permitted.

B. Private Camping:

1. Noise and amplified sound on the parcel shall not exceed 65 decibels (dB) when

measured at the edge of the property. No generators after 10 p.m. Quiet hours are 10 p.m. to 8 a.m.

2. A Sewer Facilities or trailer dump is required onsite and must be approved by the Weber Morgan Health Department.
3. Restroom facilities are required on the property.
4. A Site Plan for campsites must be provided to Huntsville Town.
5. Occupancy is limited to the number of approved campsites.
6. Parking is limited to two (2) vehicles per campsite.
7. Campers cannot reside on the property for more than 150 consecutive days, May 1<sup>st</sup> through September 30<sup>th</sup>.
8. A Business License from Huntsville Town shall be required.
9. Camping spots are limited to 4 per acre.

**15.14.050 Special Regulations.**

Special provisions apply to all permitted uses in the RC zone.

- A. The required yard space shall be kept free of debris, refuse or other inflammable material which may create a fire hazard.
- B. This zone is not available for use by the general or paying public.
- C. Usage of the premises is limited to Members, Guests and Staff of the Private Club which owns a building or property or portion thereof.
- D. Subletting or leasing is not permitted.
- E. Public health requirements concerning domestic water supply and sewage disposal shall comply with the State and Weber- Morgan County Health Department requirements. A septic tank certificate of design approval from Weber-Morgan County Health Department shall be required in all applications for a building permit which requires a sewage disposal system.
- F. On-street parking is not permitted

**15.14.060 Area Requirements.**

- A. The minimum lot area shall be one recorded lot or parcel of land not less than three-quarters (0.75) of an acre and a minimum frontage width of one hundred thirty (130) feet.
- B. No single building shall cover more than twenty-five (25) percent of the area of the parcel nor be more than twenty-five (25) feet in height. No combination of buildings and facilities such as swimming pools, shall cover more than thirty-five (35) percent of the area of the parcel.
- C. Side and rear yard setbacks for structures will be ten (10) feet from property line.

**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 remainder shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance takes effect immediately as provided by law.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Richard Sorensen				
CM Bruce Ahlstrom				
CM Sandy Hunter				
CM Lewis Johnson				
CM James Truett				

**PASSED AND ADOPTED** by the Town Council on this 22<sup>nd</sup> day of January 2026.

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RICHARD SORENSEN  
Mayor Huntsville Town

ATTEST:

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Town Clerk

RECORDED this \_\_\_ day of \_\_\_\_\_, 2026.

PUBLISHED OR POSTED this \_\_\_ day of \_\_\_\_\_, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with *Utah Code Annotated* §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, Utah, hereby certify that the foregoing Ordinance was duly passed and published or posted as provided by law on the date referenced.

\_\_\_\_\_ DATE: \_\_\_\_\_  
Town Clerk