

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, April 16, 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	Excused
Lewis Johnson	Council Member	Present
Jim Truett	Council Member	Excused
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present
Beckki Endicott	Clerk	Present

Citizens: Greg Covello and Mark Kohler- Powder Mountain, Liz Poulter, Kaitlyn Poulter, Kathleen Engstrom, Will Vandertoolen, Ron Gault, Rex Harris, Jeff Keeney, Blaine Vernon, Zayah Castillo and his father.

Zoom: Taylor Alvarez- Cole West

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

2-Pledge of Allegiance led by: Jeff Keeney

3-Opening Ceremony given by: TCM Lewis Johnson

4-Public Comments:
 Ron Gault- There was a slow leak in the culinary water system that they're watching closely.

5. Sheriff's Report: No report.

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

TCM Ahlstrom motioned to approve Minutes for Town Council Meeting March 19, 2026. TCM Johnson seconded the motion. All votes ayes. Motion passed.

7. Discussion and/or action on approval of Stage Rental for bands at Huntsville Park on May 30th (See Attachment #2)

Zayah Castillo explained that his band and a few other bands wanted to play at Huntsville Park on May 30th for a summer kickoff party. He was considering inviting food trucks. The

TC discussed rules of the park and asked Zayah if he could keep it family friendly, finish by 10:00 pm and clean up trash when it was over.

TCM Ahlstrom motioned to approve Stage Rental for bands at Huntsville Park on May 30th. The motion was amended to add a \$250 cleaning deposit. TCM Johnson seconded the motion. All votes Ayes. Motion passed.

8. Discussion and/or action on approval of Powder Beach 4th of July Special Event (See Attachment #3)

Greg Covello and Mark Kohler from Powder Mountain were there to answer questions about their event. They explained that they had learned from the events they held last year and had made some changes. They would not be starting their event until after 2:00 pm, would not have live music nor alcohol, and the back routes would not be used to transport guests.

Will Vandertooleen who lives close to the Powder Beach property, was given a minute to ask questions. He wondered how they were able to do these kinds of events in residential zones. Mayor Sorensen explained that they were working on a development agreement and an updated RC zone to address events being held on this property.

Mr. Covello and Mr. Kohler assured the TC that Powder Mountain was trying to act in good faith and let Huntsville know when they had events on their property. They offered to donate their shuttle buses to help with traffic on the 4th of July.

They explained that Powder Beach was not the hub of their activities but just one part. They would like to do most of the activities on the mountain but had to wait for some venues to be built.

TCM Ahlstrom motioned to approve a Special Event at Powder Beach on the 4th of July. TCM Mayor Sorensen seconded the motion. All votes ayes. Motion passed.

9. Discussion and/or action on approval of Business License Item Solar 2 Go LLC (See Attachment #4)

Beckki explained that they had been licensed elsewhere before but were now getting their license in Huntsville Town.

TCM Ahlstrom motioned to approve Business License for Solar to Go LLC. TCM Johnson seconded the motion. All votes ayes. Motion passed.

10. Discussion and/or action on approval of Planning Commission Appointment (See Attachment #5)

Mayor Sorensen motioned to approve the appointment of Jeff Keeney as Planning Commission member. TCM Ahlstrom seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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

11. Discussion and/or action on approval of Sage Lot 4/5 DA Amendment. (See Attachment #6)

Taylor Alvarez from Cole West explained that the homeowners purchased the neighboring property and have one home that covers both lots. The original development agreement only allowed one sewer and water connection. They wanted to amend the agreement and ask for two.

TCM Johnson reasoned that since they own 2 lots and are allowed two connections, nothing has been added and they should be able to move forward.

TCM Ahlstrom motioned to approve the DA Amendment. TCM Johnson seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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

12. Discussion and/or action on approval of up to \$4,000 for playground bark for Huntsville Park. (See Attachment #7)

Mayor Sorensen motioned to approve up to \$4,000 for playground bark for Huntsville Park. TCM Ahlstrom seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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

13. Discussion and/or action on approval of up to \$20,000 for improvements to the green waste road (See Attachment #8)

Blaine explained that Lonny got some bids for the work. They also had another less expensive option using a local resident to grade and roll it. The TC spoke about both options and the right timing of the repairs.

TCM Ahlstrom motioned to approve up to \$20,000 for improvements to the green waste facility road. TCM Johnson seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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

14. Discussion and/or action on approval of up to \$10,000 for the repair of the septic drain field at the park. (See Attachment #8)

Blaine explained that the corrugated plastic covering the drain field was not conducive to heavy trucks driving on it, and that's why it had collapsed. They will put in a better piping system next time.

TCM Ahlstrom motioned to approve up to \$10,000 for the repair of the drainfield at the park. TCM Johnson seconded the motion. Roll call vote. Motion passed 3-0.

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

15. Discussion and/or action on approval of a covered structure at the cemetery (See Attachment #9)

TCM Johnson explained that the structure they were wanting to build at the cemetery would make Lonny's job easier. The structure would cover the dirt piles and keep them dry. He wondered if it was worth the cost and worth covering up the view. The cost would be around \$58,000. The TC discussed different options for the location and size. The building would have

to wait until the next year's budget. They planned to review the budget and meet at the cemetery to look at the location.

TCM motioned to go forward with plans for a covered structure at the cemetery. TCM Ahlstrom seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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

16. Discussion and/or action on approval of Ordinance 2026-4-16 Title 1 General Provisions.
(See Attachment #10)

Beckki explained that the ordinance was an introductory ordinance to show what the government is. Constitutional taking and administration will be in another chapter. The TC thanked Beckki for her work.

TCM Ahlstrom motioned to approve Ordinance 2026-4-16 Title 1 General Provisions. TCM Johnson seconded the motion. Roll call vote. Motion passed 3-0.

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- He had a meeting with Powder Mountain and attorneys about the development agreement. Beckki gave a summary of the meeting and what would happen moving forward. The RC zone would be reworked in the PC and then sent back to the TC for approval. After the DA was finalized, they would vote on it.

Councilmember Lewis Johnson – no updates

Councilmember Bruce Ahlstrom-The Huntsville Town Cleanup would be in conjunction with the valley-wide cleanup on April 25th. They will be moving stuff out of the cabin and onto pallets to be stored in the shop temporarily during the cabin restoration.

***More Public Comment-** Jeff Keeney wondered who was checking up on Powder Mountain to see if they were following rules at their events? Mayor Sorensen explained that Powder

Mountain was under scrutiny, and that the town would hear if they were not following the rules. He further reasoned that there wouldn't be any staff available on the fourth of July to monitor the event since they would be celebrating with their families. Will Vandertoole, Planning Comission member, volunteered to check in on the event.

TCM Ahlstrom motioned to approve the March Bills. TCM seconded the motion. Roll call vote. Votes reflected below. Motion passed 3-0.

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

TCM Ahlstrom motioned to adjourn the meeting. TCM Johnson seconded the motion. All votes ayes. Motion passed.

Meeting adjourned at 7:45 PM



Nikki Wolthuis, Deputy Clerk

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, March 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	Present
Sandy Hunter	Council Member	Present
Lewis Johnson	Council Member	Present
Jim Truett	Council Member	Excused
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present
Beckki Endicott	Clerk	Present

Citizens: Jeff Keeney, Will Vandertoolen, Carol Stoker, Conrad Hilton, Reese Hilton

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

2-Pledge of Allegiance led by: Conrad Hilton

3-Opening Ceremony given by: TCM Bruce Ahlstrom

4-Public Comments:

Jeff Keeney- There were lots of young kids riding motorcycles on Forest Service Property and on the roads. Mayor Sorensen told him to call the non-emergency sheriff number when he sees it happening, and they can come over and talk to the kids.

Jeff wondered if the development agreement for Powder Mountain was done and if they could see it? Mayor Sorensen explained that they didn't have anything yet.

Carol Stoker- She expressed thanks to Bruce for securing money for the Aldous cabin.

5. Sheriff's Report: No report.

6. Discussion and/or action on approval of Minutes for Town Council Meeting March 5, 2026
 (See Attachment #1)

TCM Sandy Hunter motioned to approve Minutes for Town Council Meeting March 5, 2026. TCM Johnson seconded the motion. All votes Ayes. Motion passed.

7. Discussion and/or action on approval of Minutes for Work Session March 5, 2026
 (See Attachment #2)

TCM Sandy Hunter motioned to approve Minutes for Work Session March 5, 2026. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.

8. Discussion and/or action on approval of Special Event Children's Business Fair (See Attachment #3)

Conrad Hilton, organizer of the fair, explained that it was their 7th year doing it. There were 125 booths the previous year, more than any year in the past.

Mayor Sorensen motioned to approve the Special Event Children’s Business Fair, waiving the Special Event Fee but charging a refundable \$250 cleaning fee. TCM Johnson seconded the motion. All votes ayes. Motion passed.

9. Discussion and/or action on approval of \$6,000 for Aldous Cabin work.

TCM Ahlstrom explained that they needed to start working on the cabin but they didn’t have the approved grant money yet. In addition, the sign in front of the cabin was rotting out and needed replacing. They were still hoping for donations from Aldous descendants. He was counting on getting 120 volunteer hours on the cabin. The \$6,000 would be enough to get started.

TCM Ahlstrom motioned to approve up to \$6,000 for supplies and work on the Aldous Cabin. TCM Sandy Hunter 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 Resolution 2026-03-19 Recipient Construction Principal Forgiveness Agreement (See Attachment #4)

Mayor Sorensen explained that they were able to get a 1.7 million bond for the water system improvements and \$510,000 of that would be forgiven. This was the official agreement to facilitate that. **Mayor Sorensen motioned to approve Resolution 2026-03-19 Recipient Construction Principal Forgiveness Agreement. TCM Ahlstrom 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

11. Discussion and/or action on approval of Special Event Easter Egg Hunt (See Attachment #5)

The TC discussed the details of the event including who was sponsoring it, how many people planned on coming, and what kinds of activities would take place. The event was intended to be a free event for the whole valley.

TCM Ahlstrom motioned to approve Special Event Easter Egg Hunt with no Special Event fee but a refundable cleaning fee. Mayor Sorensen seconded the motion. All votes ayes. Motion passed.

Department Updates

Mayor Richard Sorensen- No updates

Councilmember Sandy Hunter- She attended a Pineview meeting on March 10th and they are putting out information for the closure of Port Ramp. Because there's not enough parking spots at other launch sites, they're going to limit boats on the reservoir. To spray off boats they will be using the cul-de-sac west of Trapper's loop turnoff. They may be draining the reservoir in September to repair a pipe.

She wondered if the landfill dump money was going into the landfill account or if it should be put in a cemetery fund for the new cemetery.

Councilmember Lewis Johnson – He reported that Lonny Bailey was able to secure a contract for 8,000 tons of fill dumped at the new cemetery. He and Lonny were working on the plan for the lean-to at the cemetery. He was wondering if they should open the landfill early, possibly on April 11th because of the warmer temps.

Councilmember Bruce Ahlstrom- He explained that there was a FEMA floodplain mapping meeting coming up soon, and they wanted local input before they did the final mapping.

He was thinking that they should form a partnership with the new city to build up and maintain the new cemetery.

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

Meeting adjourned at 6:44 PM

Nikki Wolthuis, Deputy Clerk

April 16, 2026

To: Huntsville Town Council

Submitted By: Nikki Wolthuis, Clerk

Subject: Business License for Solar 2 Go LLC

Business Description:

They sell products related to emergency preparedness.

Recommendation: To approve a business license.

Motion: To approve/not approve a commercial business license for Solar 2 Go LLC

Action:

Motion:

Second:

Mayor Sorensen:

Bruce Ahlstrom:

Lewis Johnson

Sandy Hunter:

Jim Truett:

HUNTSVILLE TOWN

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

BOWERY/STAGE RESERVATION FORM

This application is for the purpose of requesting the reservation of a park bowery or bowerys and park stages. All approvals are subject to the Huntsville Park, Pavilion & Stage Policies and the Huntsville Noise and Lighting Ordinance and to other applicable law. All requested information is required.

Name of Applicant: Zayah [REDACTED] Group/Function: Soul Tribute (And other bands beginning of summer party!)

Address [REDACTED] City Huntsville Zip Code 84317

Home/Cell Phone [REDACTED] Alternative Phone Number [REDACTED]

Estimated people attending: 100 people

Time of reservations: 8 a.m.-3 p.m. OR 4 p.m. to 10 p.m. Date of Reservation: 4pm-10pm

Check Bowery: S. East Pavilion (Park) S. West Pavilion (Church) Stage

Non-Resident Fee (not currently living in Ogden Valley): \$85.00 each for am or pm.

Resident Fee (currently living in Ogden Valley): \$50 each for am or pm.

I have read and agree to comply with the Huntsville Town Bowery & Stage Policies. I understand that any reservation or permit granted may be revoked, or conditions may hereafter be imposed, by the Town for violation of these policies or any conditions imposed in the permit. I understand that reservation of a pavilion does not include the park area, sports fields, courts or other pavilions or boweries. I understand that bowery and/or stage reservation fees are non-refundable if I cancel my reservation two weeks or less prior to my reservation. I have read and understand my obligations. I will be responsible to make certain the bowery and surrounding areas are left neat, clean and orderly with trash from cans put into dumpsters. I understand that Huntsville Town will not be held responsible for any injury or liabilities which may occur during the use of the park or on the premises.

Signature: *Zayah [Handwritten Signature]* Date: 4/15/26

For Office Use Only:	
Approved by: _____	Date: _____
Amount Paid: _____	Receipt#: _____

HUNTSVILLE TOWN BOWERY & STAGE POLICIES

The primary purpose of the Huntsville Town Park is for the use and enjoyment of the Town residents. The park closes each evening at 10 p.m. until 8 a.m. the next morning. Huntsville Town residents will have reservation access to the bowery one month prior to the time Huntsville Town begins taking regular reservations. Each of the boweries include electrically outlets, water and lights.

- Huntsville Town, its employees or agents will not be held responsible for any injury or liabilities which may occur during the use of the park or on the premises.
- Pick up all bottles, cans, paper, dog debris, etc.
- Empty all garbage cans into the dumpsters by the pavilions, not the smaller black cans. Please check bathrooms.
- Remove table covers, tape, and any cooking oil or grease from tables and floor. (Please no nails or staples on tables) Clean any debris from BBQ grills.
- **No Alcoholic Beverages** including beer or liquor, in or around the park.
- **No Loud Music:** That includes live bands and loudspeakers. (Unless approved by the Town Council)
- A reservation DOES NOT include exclusive use of tennis courts, ball diamonds, horseshoe pits, sand volleyball area, basketball courts, soccer field, and children's playground area. You will need to bring your own equipment.
- No golf carts or golfing is allowed on or in the park.
- No vehicles allowed in the park.
- No unleashed dogs at any time.
- No horses are allowed in the park at any time.
- No Fireworks are allowed at any time.
- No camping or staying overnight in or around the park.
- When your reservation time has ended, please leave the area immediately, as other groups may have the pavilion reserved after you.
- No smoking is allowed.
- Keep this receipt in your possession while at the bowery. It is your proof of reservation.

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: Greg [REDACTED] Group/Function: Powder

Address [REDACTED] City Huntsville Zip Code 84317

Home/Cell Phone [REDACTED] Email Address: [REDACTED]

EVENT INFORMATION:

Name of Event: Independence Day Celebration

Event Description: Family friendly activities include yard games, bbq

Is your event public or private? Private

Event Date: 7/4/2026 Event Times: 8am - 9pm

Time of operation: July 2-3 set up, July 4 event day, July 6 tear down
 (Include start of set-up through the end of take down)

Estimated number of people participating: 200-250
 (500+ requires mass gathering permit through Weber County)

Facilities Required by Huntsville Town: No

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? No
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? Yes
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? No
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: Greg Covello

DATE: 4/10/2026



Nomination and offer of Appointment

Mailing Address

P.O. Box 267
Huntsville, UT 84317

Phone

801.745.3420

Fax

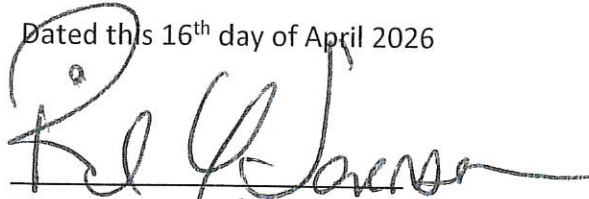
801.745.1792

Web

www.huntsvilleutah.gov

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 Keeney for appointment for the position of Huntsville Planning Commission Member. The term is set to expire in April 2029 .

Dated this 16th day of April 2026


Richard Sorensen, Huntsville Town Mayor

Attest:


Nikki Wolthuis, Huntsville Town Clerk

Mayor

Richard L. Sorensen

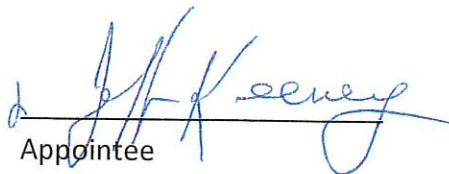
Town Council

Lewis Johnson
Bruce Ahlstrom
Sandy Hunter
Jim Truett

Acceptance

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

Dated this 16th day of April 2026


Appointee

Town Clerk/Recorder

Nikki Wolthuis
Shannon Smith

Treasurer

Melissa Knowles

Attorney

Bill Morris

Advice and Consent for Appointment

The Huntsville Town Council hereby certifies that the appointment of Jeff Keeney was duly approved with the advice and consent of the Town Council at its regular meeting on the 16th of April, 2026.

**ANDERSEN ENGINEERING****2167 EAST 6225 SOUTH, SOUTH OGDEN, UTAH 84403****PHONE: 801-829-8238**

April 15, 2026

Shannon Smith
Town Clerk
Huntsville Town
ssmith@huntsvilleutah.gov
Phone: 801.745.3420

RE: The Sage Subdivision Lots 4 & 5

As part of the approval process for combining lots 4 and 5 of the Sage Subdivision, one of the conditions was to use only one of the two existing culinary water laterals and to use only one of the two existing sewer laterals.

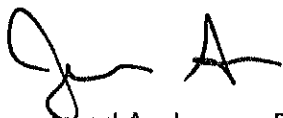
Entities (such as municipalities, water districts, and utility companies) generally restrict residential lots to a single connection for utility laterals (water, sewer) to ensure safety, simplify maintenance, ensure accurate billing, and prevent infrastructure damage. This practice, often mandated by local building codes and zoning laws, is designed for efficient management of public infrastructure. Although Huntsville Town ordinance does not mandate this, I included the practice as part of my review.

I have contacted multiple entities who have allowed two lateral connections of the same use on one lot. This happens when there are restrictions or a need to do so considering the layout of the lot.

The lot owner has asked to use both sewer laterals and both water laterals due to the use of the laterals required by each building, and location of the two buildings on the lot.

I would recommend the change asked by the lot owner to be approved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Andersen'. The signature is stylized with a large initial 'J' and a distinct 'A'.

Jared Andersen, P.E.

Huntsville Town Engineer



Grey Stone Rock Products sent you an estimate

We look forward to working with you.

Show full details 

60 yards Playground chip 4/8/26

Playground Chip (\$49.00/cu yd) × 60.000 Variable	\$2,940.00
Truck Time	\$675.00
Subtotal	\$3,615.00
West Haven, Utah (84401)	\$213.15
Total	\$3,828.15

 Text us

Grey Stone Rock Products

2805 S 1900 W

Ogden, UT 84401-7099

+1 (385) 400-4719

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ESTIMATE

Pack Attack Lawn Care
2867 North 5100 E
Eden, Utah 84310
United States

8017915387
packattacklawn.com

Bill to

Huntsville Park + Soccer field
Huntsville field
7355 E 200 S
Huntsville 84310

treasurer@huntsvilletown.com

Estimate Number: 896

Estimate Date: April 9, 2026

Valid Until: April 24, 2026

Grand Total (USD): \$3,650.00

Services	Quantity	Price	Amount
Landscape Install : Option 60 yards natural play ground mulch delivered.	1	\$3,650.00	\$3,650.00
Grand Total (USD):			\$3,650.00

Notes / Terms

Thanks for the chance to get this bid to you, we appreciate the opportunity! We maintain hundreds of properties on a weekly basis and are more than qualified to take care of this for you. These properties range from public parks and large HOA's to single family homes and second houses.

We have separate skilled crews that cut grass, fertilize, maintain irrigation systems, maintain flowerbeds, and install new landscapes. Not only will you love our work, you will love working with us!

Let us know if you have any questions. We hope to be working with you this season.

Re: 60 yards of playground request

From Cameron Carnahan <cam@sovereignoutdoor.com>
Date Wed 4/15/2026 10:38 AM
To Nikki Wolthuis <nwolthuis@huntsvilleutah.gov>

Yes it would be 3,500.00 delivered. That's 60 cubic yards of playground chip brought in via 2 truck loads. You can use this for your meeting but I'll have Kelsey email an official quote for record keeping.
Sent from my iPhone

On Apr 15, 2026, at 10:05 AM, Nikki Wolthuis <nwolthuis@huntsvilleutah.gov> wrote:

Hi Cameron, we will be approving the cost for the playground chips at our meeting tomorrow night. I am gathering bids and wondered if you have a bid ready? Thank you.

Kind Regards,
Nikki Wolthuis
Huntsville Town Clerk

<Outlook-1igj4usp.png>

Attention: Huntsville Town is in the process of adopting huntsvilleutah.gov as its new domain name. Please update any contacts in your address book to nwolthuis@huntsvilleutah.gov
huntsvilleutah.gov

From: Nikki Wolthuis <nwolthuis@huntsvilleutah.gov>
Sent: Monday, April 13, 2026 11:29 AM
To: Cameron Carnahan <cam@sovereignoutdoor.com>
Subject: Re: 60 yards of playground request

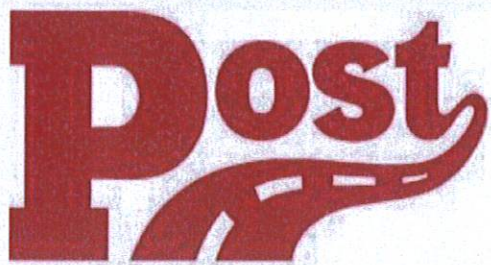
Hi Cameron,
We need the natural chips delivered but not installed. Thank you.

Kind Regards,
Nikki Wolthuis
Huntsville Town Clerk

<Outlook-apbnnq14.png>

Attention: Huntsville Town is in the process of adopting huntsvilleutah.gov as its new domain name. Please update any contacts in your address book to nwolthuis@huntsvilleutah.gov
huntsvilleutah.gov

From: Cameron Carnahan <cam@sovereignoutdoor.com>
Sent: Thursday, April 9, 2026 4:32 PM



ASPHALT PAVING & CONSTRUCTION

To: Huntsville city	Contact: Lonnie Bailey
Address: PO Box 267 Huntsville, UT 84317	Phone: (801) 791-5066
Project Name: Dirt Road/9500 E 400 S, Huntsville	Bid Number:
Project Location: Huntsville, UT	Bid Date: 3/26/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Blade Grass & Dirt From Middle & Edge Of Road And Blade Out On Shoulder. Furnish Grade & Compact 2" Of Road Base (provided By Lonnie)	24,630.00	SF	\$0.50	\$12,315.00

Total Bid Price: \$12,315.00

Notes:

- **Prior to work beginning, this estimate must be signed by the customer and returned to Post Construction Company**
- **Price does not include Asphalt T Patch/Overlay if required, Striping, Traffic control, Saw cutting, Soft spot repair, Compaction testing or Material testing unless noted above**
- **Price does not include permits or survey fees for quoted items unless noted above**
- **Post Construction Company will not guarantee drainage on grades with 1% or less slope**
- **Price to be billed based on measurements following job completion**

Payment Terms:

Payment terms are net (15) days from the date of each original Invoice. If payment is not received within such fifteen days, interest shall be charged on the outstanding principal amount at the rate of two percent per month (twenty-four percent annually), until paid in full. Where legal proceedings are instituted for recovery of all balance's due, Post Asphalt Paving & Construction shall be entitled to recover additional costs incurred, including reasonable attorney's fee. Post Asphalt Paving & Construction is hereby authorized to file a preliminary notice describing the aforesaid Customer Address pursuant to UTAH CODE ANN. 38-1a-501,1953 (as amended).

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Post Construction Company</p> <p>Authorized Signature: _____</p> <p>Estimator: Jeff Post (801) 430-1708 jeff@postasphalt.com</p>
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PRICE OPTION LIST

ACTUAL PROJECT PRICE MAY VARY DEPENDING ON SELECTIONS MADE BELOW AND CONTINGENCIES LISTED IN YELLOW BOX BELOW. PRICING WILL BE FINALIZED AT CONTRACT SIGNING BASED ON APPROVED DRAWING PACKAGE

CHASE YOUNG
801.814.4581
info@ironhorsebuilt.com
3/26/2026

HUNTSVILLE TOWN CEMETARY - 20X40 SOIL STORAGE LEAN

HUNTSVILLE, UT - LONNIE BAILEY 801.430.774

ITEM	Item Description	QTY	UNIT	Price	Total Cost	Pricing Comments
1	Pole Building 20X40 (SOIL STORAGE LEAN) - MATERIALS AND LABOR (WOOD FRAMING, 29GA STANDARD COLOR METAL SIDING)	800	SF	\$ 27.00	\$ 21,600.00	40' wide x 20' deep pole building (12' min clr @ rear, 19' ht @ front - 4/12 pitch) 20' Bays if possible (to be provided per engineering)
2	10' concrete foundation wall w/ footing	1	LT	\$ 23,000.00	\$ 23,000.00	80 LF of 10' Foundation w/ footing 16'x20'x16'
3	Concrete Pad (20X40)	800	SF	\$ 11.00	\$ 8,800.00	5" THICK W/ 3X3 REBAR GRID
4	Decorative Ebbrow - located over front of building	1	LT	\$ 3,500.00	\$ 3,500.00	Approx 3' wide x 40' long decorative ebbrow framing (NO SOFFIT)
5	Overhead Doors:					
6	Insulated Garage Door	0	QTY	\$ -	\$ -	
7	Garage Door Opener	0	QTY	\$ -	\$ -	
8	Man Doors (PRIMED STEEL)	0	QTY	\$ 350.00	\$ -	
9	Windows - (WHITE YVNIL)	0	QTY	\$ 330.00	\$ -	
10	OSB Sheathing for roof	0	SF	\$ 2.50	\$ -	
11	Gable, Eaves, Soffit	0	SF	\$ 8.00	\$ -	
12	Wainscot -	0	QTY	\$ -	\$ -	
13	Detailing/ Engineering - this is an approximation- quoted separately	1	LOT	\$ 1,600.00	\$ 1,600.00	IRONHORSE BUILDINGS PROVIDES ALL NECESSARY DOCUMENTS WHEN APPLYING FOR PERMIT
	PROJECTED PROJECT TOTAL (BOLD ITEMS)				\$ 58,500.00	

NOTE: Due to the extreme volatility of material pricing and the lack of availability on many items that were once certain, adjustments to this quote may be required at the time of procurement.

These changes may include pricing, sizes and/or shapes of bid materials and will be subject to current market conditions at the time of material procurement.

**Engineering requirements may also have an affect on pricing. Pricing will be finalized based on approved drawings at contract signing. **



ORDINANCE ACTION

TO: Huntsville Town

FROM: Huntsville Town Council

DATE: April 22, 2026

RE: Ordinance 2026-04-16 General Provisions Title 1

At the Town Council Meeting on April 16, 2026 the Huntsville Town Council approved Ordinance 2026-04-16 General Provisions Title 1 which is an update of Title 1 of the Huntsville Town Code. Title 1 outlines the foundation of Town Governance.

A handwritten signature in blue ink, which appears to read "Nikki Wolthuis", is written over a horizontal line. Below the line, the name "Nikki Wolthuis, Clerk" is printed in black text.

Nikki Wolthuis, Clerk

**HUNTSVILLE TOWN
ORDINANCE 2026-04-16
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 TWO TO TITLE 9; SEVERABILITY; AND
PROVIDING 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 repeal and reenact Title 1 entitled “General Provisions” to outline the foundation of Town governance;

WHEREAS, the Town desires to outline its “Municipal Code” and the corresponding Titles in this Ordinance;

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 repealed and re-enacted to be entitled “General Provisions” with the corresponding Titles to be renumbered as provided in this ordinance to read as follows:

Title 1 - GENERAL PROVISIONS

Chapters:

01.01 Adoption.

01.02 Introduction.

01.03 Huntsville Municipal Seal.

**Chapter 01.01
Adoption**

Sections:

01.01.010. Municipal Code Adoption.

- 01.01.020. Codification Authorized.
- 01.01.030. Title Arrangement.
- 01.01.040. Format
- 01.01.050. Permissible Changes.
- 01.01.060. Severability.

01.01.010. Municipal Code 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" or "Municipal Code" are adopted, passed, published and declared to be the Huntsville Municipal Code, and are passed by authority of the Huntsville Town Council.

01.01.020. Codification Authorized.

1. In accordance with 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 hereby delegated authority to compile or arrange for the compilation of all applicable ordinances of the municipality into the Municipal Code.
2. 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:
 - a. 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.
 - b. To create titles, chapters, sections, names and headings, summaries, and/or other parts as necessary
 - c. To codify relevant existing ordinances into the municipal code.
 - d. To codify any and all relevant subsequent ordinances in the municipal code.
 - e. To make non-substantive minor and technical changes, modifications, additions and substitutions as staff deems it is best to develop a complete and simplified Municipal Code free of inconsistencies.
 - f. To publish the Municipal Code online so that it is available for the public.
 - g. To otherwise execute and implement the Municipal Code.

01.01.030. Title Arrangement.

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

1. Title 1 – General Provisions
2. Title 2 – Administrative Code

3. Title 3 - Municipal Procedure
4. Title 4 - General Revenue
5. Title 5 - Business Licensing
6. Title 6 - Criminal Code
7. Title 7 - Cemetery
8. Title 8 - Health and Safety
9. Title 9 - Animals
10. Title 10 - Transportation
11. Title 11 - Building Standards
12. Title 12 - Community Development
13. Title 13 - Comprehensive Planning
14. Title 14 - Subdivision
15. Title 15 - Land Use

01.01.040. Format

This Municipal Code is formatted and is organized by subject matter under an expandable three-factor decimal numbering system which is designed to facilitate supplementation without disturbing the numbering of existing provisions. Each section number designates, in sequence, the numbers of the appropriate title, chapter and Section. Thus, section 12.13.050 is section .050, located in chapter 13 of title 12. In most instances, Sections are numbered by ten (.010, .020, .030, and so forth) which leaves nine (9) vacant positions between original Sections to accommodate future provisions. Similarly, Chapters and titles are numbered to provide for internal expansion. Also, some Sections simply have a number and a heading to provide convenient accommodation for future expansion. Subsections are also added based upon a decimal system. For example, the appropriate Subsection format under this decimal system would be Subsection 12.13.050.1.a.ii.

01.01.050. 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 Municipal Code free of inconsistencies.

01.01.060. Severability.

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

**Chapter 01.02
Introduction**

Sections:

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 organization of definitions in a general nature this Municipal Code, future ordinances, and future amendments to the same may be codified under this Section. Any reference in ordinances codified in this Municipal Code relating to a municipal department, division, branch, agency, or similar term that is not currently in existence, shall mean Huntsville, Utah, or its contract providers as the context dictates.

1. "Applicant" any Personal who makes application for a permit.
2. "Health Department" or similar term means the Weber-Morgan Health Department, unless assigned to another agency.
3. "Business" means any activity, operation, enterprise or calling referred to in this code for which a license is required.
4. "Department" means a department created by the Town.
5. "Director" means the head of a department created by the Town.
6. "Fire District" or similar term means the Weber County Fire District, local fire authority, or other provider as the context dictates.
7. "Knowingly" or similar term imports only a knowledge that facts exist that bring the act or omission within the provisions of this Municipal Code. It does not require any knowledge of the unlawfulness of such act or omission.
8. "Law" means and denotes the governing constitution, applicable federal law, applicable law of the State of Utah, this Municipal Code, and policies, regulations, rules, and standards of the Town.
9. "Maliciously" or similar term means and imports a wish to vex, annoy, or injure another person, or an intent to do a wrongful act, established either by proof or by presumption of law.
10. "Occupant" means any person or entity who occupies the whole or any part of such building or land either individually or with others.
11. "Official" or similar term means a person or entity who is an agent, appointee, contractor, elected officer, employee, provider, volunteer, or other officially tasked with carrying out a municipal duty or service of the Town as the context dictates.
12. "Owner" or similar term where applied to a building, business, corporation, entity, or property means and includes the owner, any part owner, joint owner, tenant in common, joint tenant, and/or tenant.
13. "Person" or similar term includes any association, corporation, entity, individual, partnership, or group of individuals, however organized or designated.
14. "Property" means and includes real property, tenements, and hereditaments. It also means personal property including but not limited to chattel, goods, money, and transactional actions such as securities and debt.
15. "Public" means buildings and uses owned or operated by a branch of the Government or governmental entity and open to the public, such as Libraries, School, Parks, other than private facilities.
16. "Sheriff" or similar terms means the Weber County Sheriff, sheriff deputy, law enforcement authority, or provider as the context dictates.
17. "State" means the State of Utah.

18. "Town" or similar term means Huntsville town, its corporate limits, and its providers as the context dictates.
19. "Town Council" means the municipal council of the Town or Town Council of Huntsville Town.
20. "Town Attorney" means the Town Attorney of the municipality, Huntsville, any deputy, or contract providers as the context dictates.
21. "Town Engineer" or similar term means the Town Engineer, any deputy, or contract providers as the context dictates.
22. "Town Recorder," "Clerk" or similar term means the recorder or the director of community development as the context dictates.
23. "Town Treasurer" or similar term means the Town Treasurer of Huntsville Town.
24. "Willfully" or similar term when applied to the intent with which an act is done or omitted, means and implies simply a purpose or willingness to commit the act or make the omission referred to. It does not require any intent to violate law or to injure another or to acquire any advantage.
25. "Written" means and includes electronic, printed, typed or otherwise reproduced in permanent visible form.
26. "Year" means a calendar year unless otherwise specified.

01.02.020 Penalty for Violation of Code Provisions.

The Executive Branch of the Town shall enforce the Municipal Code and any governing Law. Administrative staff is hereby delegated authority to create a bail schedule and/or fine schedule based upon the ordinances compiled as part of this Municipal Code. Where no penalty is prescribed in the Municipal Code, the penalty assigned shall not exceed the highest penalty provided by Law for the offense as administered by the Town. Typically, this means the Town can only prosecute or seek a criminal penalty not to exceed a class "B" misdemeanor, unless otherwise provided by Law. Each day a violation continues is a separate offense, Where no civil Penalty is prescribed in the Municipal Code, the penalty assigned will not exceed a civil fine of \$1,000, unless otherwise provided by Law. No violation or penalty applies to the town or any of its officials acting in the course of their duties.

01.02.030. Copies Available For Inspection.

This Municipal Code is only published online and made available to the public via the Town's website, or other online services, unless otherwise require by Law.

Chapter 01.03 Huntsville Municipal Seal

Sections:

- 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 “official” 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 Clerk is the custodian and keeper of the Town seal. The Town Clerk shall affix the seal to official municipal documents consistent with current state law. The Town Clerk shall ensure that the seal is only used for official municipal purposes.

01.03.030. Description of the Logo.

The Town logo is hereby established/declared to be the “official” logo of Huntsville Town:



01.03.040. Use of Seal and Logo.

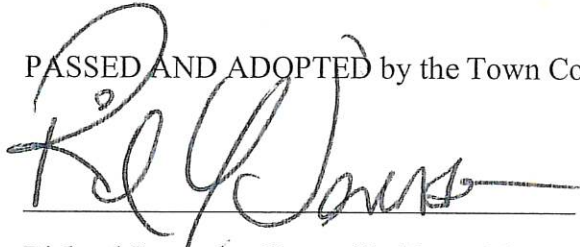
1. The logo shall be used on all municipal letterheads and official documents, as such is practical.
2. The seal may be used on all municipal ordinances, resolutions, and agreements.

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	X			
CM Bruce Ahlstrom	X			
CM Sandy Hunter				X
CM Lewis Johnson	X			
CM James Truett				X

PASSED AND ADOPTED by the Town Council on this 16 day of April, 2026.



Richard Sorensen, Huntsville Town Mayor

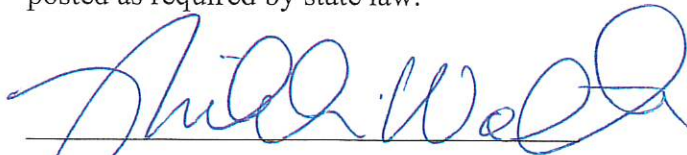
ATTEST:



Nikki Wolhuis, 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: 4-16-2026