

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**

**Thursday, June 4, 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	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present
Beckki Endicott	Clerk	Present
Melissa Knowles	Treasurer	Present

**Citizens: Steve Starks, Rex Harris, Matthew McKay, Jonathon Gardner, Tommy Chrsitie, Ron Gault, John Fuentes- Commander American Legion, Rebecca Benson, Eric Benson, Jeab Ammar, Dave Grant, Jeff Keeney, Olga Mariasina, Brook Hontz, Will Vandertoolen, Bryant McConkie, Aimee McConkie, Kaidon Lyman**

1 Mayor Richard Sorensen called the meeting to order.

There was a full quorum present.

2-Pledge of Allegiance led by: John Fuentes

3-Opening Ceremony given by: TCM Lewis Johnson

4-Sheriff's Report- The busy season has started. There were a large number of traffic stops this past month.

5-Public Comments:

**John Fuentes, Commander, American Legion Post 129-**

There is lots of activity at the American Legion. They are replacing the tables and security system, relocating the flag pole, and rebuilding the stage in the back with speakers and lights. They would like to have concerts for veterans and the community. They have a new cook-Brittney's Grill. The restaurant is open to the public.

**Rex Harris-** has a solution for Memorial Day weekend traffic at Cemetery Point. He would like to get the booth off of the road. He can talk more about it later with the Forest Service and others.

**Jonathan Gardner-** Lives next to Powder Landing property. He had concerns and thought the development was being done improperly.

**Aimee McConkie** 6560 E. 100 S.- She felt that the Development Agreement would not benefit the Town. She wondered why they had been allowed to operate on a residential lot thus far. It felt like Powder Mountain gave the town a bunch of money, and the gates were open to them.

**Jeff Keeney** -Huntsville Town Planning Commission member-

He explained that he also lived near the Powder Landing property. Right now his neighborhood is a peaceful and safe place and he'd hate to lose that. He stated that Powder Mountain's property didn't benefit the town. He read from a prepared statement outlining his thoughts and concerns. **(See Attachment #1)** He felt that Powder Mountain couldn't be trusted and he would like to keep their property in the R1.

**Bryant McConkie**-6560 E. 100 S. He felt that the PM property was inconsistent with what Huntsville's goals were for the future. He was concerned that Huntsville's public body was prepared to act on it and there wasn't a proper record of the process. There needed to be a more robust discussion.

**Will Vandertoolen**- member of the Town Planning Commission- the PC did the best they could to include proper language in the Development Agreement in case it was passed. There was good work put into it. The safety of the residents who walk and cycle through that area was important to him. He wasn't sure there was a benefit that outweighed the impact.

6. Discussion and/or action on approval of Minutes for Town Council Meeting April 30, 2026 (See Attachment #2)

**TCM Ahlstrom motioned to approve Minutes for Town Council Meeting April 30, 2026. TCM Truett seconded the motion. All votes ayes. Motion passed.**

7. Discussion and/or action on approval of Minutes for Town Council Meeting May 27, 2026 (See Attachment #3)

**TCM Truett motioned to approve Minutes for Town Council Meeting May 27, 2026. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.**

8. Discussion and/or action on approval of the Iron Lung Ride (See Attachment #4)

Kaidon Lyman, race director, explained that is the 10<sup>th</sup> year of the race. They wehave not changed much from years' past. The race is July 18<sup>th</sup> and there will be about 150 riders.

**Mayor Sorensen motioned to approve the Iron Lung Ride. TCM Truett seconded the motion. All votes ayes. Motion passed.**

9. Discussion and/or action on approval of Ordinance 2026-06-04-B Development Agreement Powder Landing. (See Attachment #5)

**Mayor Sorensen motioned to table Ordinance 2026-06-04 Development Agreement Powder Landing and have a work session on June 16th. TCM Truett seconded the motion. All votes ayes. Motion passed.**

10. Discussion and/or action on approval of Business License Rocky Mountain Aluminum Art LLC (See Attachment #6)

They are setting up in front of the legion and will spend 14 days selling aluminum statues from June 28-July 12<sup>th</sup>.

**TCM Ahlstrom motioned to approve Business License Rocky Mountain Aluminum Art LLC. TCM Truett seconded the motion. All votes ayes. Motion passed.**

11. Discussion and/or action on approval of lot line adjustment Dale Grant Subdivision (See Attachment #7)

Dave Grant, Dale's son came to explain the plan. The family has subdivided a few times and the family resolution is to sell his lot.

**Mayor Sorensen motioned to approve lot line adjustment for Dale Grant Subdivision 4<sup>th</sup> Amendment. TCM Ahlstrom seconded the motion. All votes ayes. Motion passed.**

11. Discussion and/or action on approval of up to \$5,000 for drinking fountain/bottle filling station for Huntsville Park.(See Attachment #8)

TCM Truett explained that there were a few needs in the park including replacing the drinking fountain. Water bottle fillers are pretty common. You see them wherever you go. They can get two and stay under the budget.

**Mayor Sorensen motioned to approve up to \$5,000 for drinking fountain/bottle filling station for Huntsville Park, 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			

**TCM Truett motioned to close the regular meeting and begin the Public Hearing. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.**

**12. PUBLIC HEARING-**

There were no public comments.

Melissa Knowles, treasurer, summarized the state of the budget which included a list of project requests for the coming year. She noted some RAMP grants received for audiovisual equipment for the community center and for repairs to the Aldous cabin. They were hoping to break even on the 4<sup>th</sup> of July celebration this year.

**Mayor Sorensen motioned to close the Public Hearing and reconvene the public meeting. TCM Johnson seconded the motion. All votes Ayes. Motion passed.**

13. Discussion and/or action on approval of Amended Budget FY26 (See Attachment #9)

**TCM Ahlstrom motioned to approve the Amended Budget for FY26. 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			

14. Discussion and/or action on approval of Proposed Budget FY27 (See Attachment #9)

**TCM Ahlstrom motioned to approve the Proposed Budget for FY27. 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			

15. Discussion and/or action on approval of Ordinance 2026-04-20-A Development Agreement McKay Meadows. (See Attachment #10)

Steve Starks, McKay Meadows owner, explained that his intention was not to sell lots. The property was for his family to live on in the future.

**TCM Truett motioned to approve Ordinance 2026-04-20-A. TCM Johnson 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			

16. Culinary Water System updates and review of culinary water recommendations for McKay Meadows.(See Attachment #11)

Ron Gault, Water Board manager, gave a briefing on the status of the culinary water system. There were close to 4 million gallons lost from the plant to town in May. There were 3 million lost in April. They are getting ready to replace the water line on 1800 S. They are chasing leaks right now. He wrote a letter of recommendation to McKay Meadows owners about keeping their water pipes the same material and size as those in other areas of the town.

Department Updates

**Mayor Richard Sorensen-** About 17 people had signed up to participate in the Adopt a Hydrant program. They got some high bids for sod in the park, but they found someone who will do it for half the price.

**Councilmember Lewis Johnson** – no updates

**Councilmember Bruce Ahlstrom-** They have started work on the Aldous Cabin. And they are going to remove the chinking on Saturday at 9 am. It's going to cost a little less with volunteer labor.

**Councilmember Jim Truett-** The goal was to break even on the 4<sup>th</sup> of July celebration. They have a good sponsor for the fireworks this year. They have raised the booth fees. There will be no breakfast in the park this year. They are going to replace the “no parking” signs in town and Blaine is going to straighten signs. Traffic is going to be crazy for the 4<sup>th</sup> of July, but they are working on a plan that includes message boards to alert drivers.

He gave Tommy Christie time to talk about a project they are working on. They want to see if Cemetery Point can be managed by Huntsville Town. Tommy stated that he has written a letter and it is being looked at by Senator Curtis' office. It's a major revenue generating opportunity for the Town.

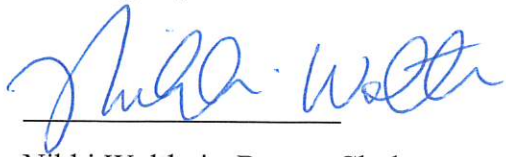
Tommy gave a quick summary on the new Huntsville Historic Fund 501c3 which will help Huntsville tap into funds for special projects.

**TCM Ahlstrom motioned to approve the April 2026 Bills. TCM Truett seconded the motion. All votes Ayes. Motion passed.**

**TCM Ahlstrom motioned to approve the May 2026 Bills. TCM Truett seconded the motion. All votes ayes. Motion passed.**

**Mayor Sorensen motioned to adjourn the meeting. There were no objections.**

**Meeting adjourned at 7:46 PM**

A handwritten signature in blue ink, appearing to read "Nikki Wolthuis", is written over a horizontal line.

Nikki Wolthuis, Deputy Clerk

June 4, 2026 - Summary: To the Huntsville Town Council and residents.

1. The town residents, by survey, do not want the Powder Mountain complex, and it does not comply with multiple Town ordinances or the General Plan.
2. A private, member-only, commercial complex does not benefit the Town.
3. They have shown consistent disregard for our ordinances and wishes.
4. They bought a single-family residential property, let them enjoy their rights as such an owner, the same as all the residents in the Town.
5. The Town Council, as stewards of Huntsville, should deny Powder Mountain's request for their Development Agreement, which would grant them rezoning and approval of their private, commercial complex.

### What does Huntsville want? (Quoting from the General Plan and Vision Statement)

Vision Statement: "The most striking feature of the Town is generally considered to be the visual perspective given via the large lots, deep house setbacks, and no curb and gutter, which, combined with numerous trees and varieties of vegetation, imparts a quiet village atmosphere. The small, quaint downtown, large central park, and surrounding mountain vistas provide the feelings that come from a spacious, comfortable, western country living environment."

"Huntsville Town residents enjoy a low population density, outdoor-influenced, mountain country lifestyle conducive to raising families and fostering positive community spirit. Huntsville Town residents realize that growth is taking place all through Ogden Valley and welcome the diversity that new residents offer the Town. The residents are desirous of maintaining our high-quality lifestyle by managing and shaping our future growth via ordinances that encourage and preserve this lifestyle."

"Therefore, the primary theme of the Vision Statement is to preserve as much of this semi-rural character of Huntsville as possible in the coming years. A resident **SURVEY** result emphasized that this is the essence of Huntsville Town **and that residents want to preserve this character.**"

"Approach to Meeting General Plan Objectives" found in section 4.1: "The single most expressed desire from Town residents is conserving the small-town character."

**Main Question:** Is building a private, member-only, commercial, for-profit, multi-lodge, swimming pool and dining and recreation out-buildings party complex, with its negative impacts of daily traffic, noise, potential daily parties, and hundreds of people, in keeping with the approved Vision Statement and the survey-proven will of the town's residents? **(I think we'd most all agree that it does not.)**

There is no doubt that **Powder Landing (PL) is a part of Powder Mountain (PM) and is a commercial, for-profit, enterprise.** Last year they blatantly disregarded our ordinances and stood up in multiple Town Council meeting saying that they were in complete compliance - when they weren't! Our own Town lawyer told us that the Town has **"lost confidence"** in what PM was saying.

Then, we must consider who we are dealing with now, and for the future.

Starting last year, these are a few examples showing that PM just expects and assumes they will get their way. Their language, tone, and examples highlight how they aren't interested in following our ordinances and residents' desires - they just want them overruled to fit their business model. It's a sad thing to say, but they just can't be trusted.

Here are a few quotes and examples: Last year they claimed they were in complete compliance with our ordinances - they weren't. Last year and still now they are selling PL on their website and sales office as a done deal. Claimed the Planning Commission had already approved the recommendation of the Development Agreement (DA) before it was even voted on. Claimed the Town Council had already found that the approval would be in the best interest of the health, safety, and welfare of the residents, while it hadn't done so. Touted the influx of sales and property tax, while not mentioning that it would probably be minuscule. Their complex would be a transitional zone, providing distance, protection, natural quieting, and other softening - all just marketing slogans. It would be a great benefit as a buffer. Buffer? From what, themselves? Their contribution to the Town (if the DA is approved) would fix the negative impacts of their complex - admitting there are negative impacts, but their money will solve all of them. When confronted with the fact that they are already selling PL as a done deal, their response was that most of their activities will take place on the mountain - so, one would guess that they want to build PL for fun and not use it? Finally, looking to the future, if they build their complex and establish precedents, there's the possibility of buying the Boat Club next door for a potential 10-acre complex!

**Second Main Question:** "How do we support the Town's desire not to be forced to have such a negative complex built?"

**There are three options:** 1. Approve the Development Agreement which has built into it the changing of Powder Landing to an RC Zone and allowing them to build their complex. 2. Convert PL to an RC Zone with no DA 3. Keep Powder Landing as an R-1 Zone.

1. Option 1: Approving the DA would override many of the Town's ordinances and safeguards and grant them rezoning to RC and allow them to build their complex.

**RC Zone:** 15.14.1 "Purpose" Section C: "to preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone." 15.14 Section E: "This zone is NOT available for use by the general or paying public OR AS A COMMERCIAL VENTURE OR ENTERPRISE."

Article I Definitions, 1.02: (PM's) "...primary purpose is to provide recreational, social/dining, or leisure amenities..." Restaurants are not allowed in a RC Zone. (When someone goes to a commercial building where they paid to have food prepared and served to them, that is a restaurant.)

5.2 Business License Necessary: "It shall be unlawful for any person to engage in, carry on, or operate any business in Huntsville Town, or use any property for business, without first making application for and obtaining approval for a license from the Huntsville Town Council..."

2. **Option 2: Changing to RC without the over-riding DA would give PL even less options, so it should be assumed they would not want this option.**

3. **Option 3: Powder Mountain (PM) bought its property knowing full well that it was an R-1 Property. Let them remain an R-1 with all the rights that come with it. That means a single family could reside there, they could have private parties, they could have parking according to the Zone, build a recreation facility and accessory buildings, along with a small home business. The same as all the other R-1 properties in the town.**

**What they can't do is build a reception/events center, a parking lot, have shuttle services, have a dining/restaurant service, alcohol, operate a business as defined by code (must have a business license, be secondary to residential use, not cause nuisance or excessive traffic, and cannot alter neighborhood character).**

15.18 Home Occupations Purpose: "It is the purpose of this Title to allow...to a limited extent in providing a service, developing a product for sale to the public, operating certain kinds of small businesses or maintaining a professional or business office work space in the dwelling while at the same time maintaining the peace, quiet, and domestic tranquility within all residential or agricultural areas of Huntsville Town **and guaranteeing to all residents freedom from excessive noise, traffic, nuisances, fire hazard, and other possible adverse effects** of limited business activities being conducted in such areas."

15.18.2 Home Occupations Use: "The occupation shall be secondary to the primary use of the dwelling, which is a residence. **The occupation shall be conducted so that neighbors, under normal conditions, are not aware of its existence. It shall not be a nuisance, cause undue disturbance** or involve the use of hazardous materials."

15.18.2 C: "Is limited to the on-site employment of immediate family members who occupy the dwelling. D: **"Shall not alter the residential character or appearance of the dwelling or neighborhood."** F: **"Shall not generate business-related vehicular traffic in excess of three (3) vehicles per hour."**

15.18.4 Disallowed Activities: B: **"Any activity which produces increased foot and vehicular traffic, parking, sounds or noises, lighting, vibration, or anything that is uncommon to the established character of the surrounding area to such a degree so as to constitute a nuisance to the residents of the immediate area."**

**It is so simple!** Keep the property R-1! The things PM CAN do in an R-1, let them do it! All the things that they CAN'T do in an R-1 Zone would stop them from building their complex! Is this complex in keeping with the General Plan or the survey of the Town's residents? Does the Town benefit from this? Absolutely not! Any "contribution" PM makes to the Town is supposed to be for the negative impact they will have on the Town, not a payment for approval. The Town Council has complete authority as stewards of the wishes of the Town's residents and overseers of its ordinances, to reject the DA, and deny the rezone petition. They can require the Compliance Officer to fully enforce current municipal codes and have PM take down their unapproved marketing of PL on their website, including unauthorized pictures and selling points.

Also, code non-compliance by any other resident does not justify granting a massive corporate pass.

**Closing comment:** How will future generations and Huntsville Town look back on our legacy we leave to them?

(The following text has already been referenced. It is the fuller text and references FYI only.)

### **Misleading quotes and tone from PM:**

(From the PM proposed DA): "Whereas, in furtherance of the land use goals and objectives of the Huntsville Town General Plan, the Town has considered a petition for a zone change..." It is NOT furthering the goals and objectives of the General Plan and the Town is still working on possible changes - not a past-tense, done deal as implied.

Claiming that using buses or vans to shuttle in the possible hundreds of customers is **fixing** the traffic and parking problem is false. It does make it better, but it still is an increase of traffic, noise, safety issues, and wear and tear on our streets.

"Whereas, the Town has determined that it is in the best interest of the Town to provide for a formal transitional zone between the R1 Zone in this case and public uses and that the RC Zone provides an ideal transition from residential to public areas by providing distance, protection, natural quieting of uses and other softening;" "Whereas, the Town finds that by providing the RC Zone as a transition, this property provides a great benefit to the town as a buffer..." How is a party complex an ideal transition, a protection, and natural quieting? Also, how is it a "great benefit to the town as a buffer"? A buffer from what? Itself? "Whereas, the owner and the Town have identified that the RC Zone is the preferred designation under this (DA) agreement;" No they haven't! It's still in progress!

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Thursday, April 30, 2026, 4:00 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	Excused
Beckki Endicott	Clerk	Present
Shannon Smith	Clerk	Present

**Citizens: Jeff Keeney, Jodie Richardson**  
**Zoom: Jim Truett**

1 Mayor Sorensen called the meeting to order.

There was a full quorum present. He explained that they were going to cancel the May 7<sup>th</sup> meeting and wait to meet again until the 21<sup>st</sup>, but the signage issue came up and needed to be voted on.

2. Discussion and/or action on approval of Minutes for Town Council Meeting April 16, 2026 (See Attachment #1)

**TCM Johnson motioned to approve Minutes for Town Council Meeting April 16, 2026. TCM Ahlstrom seconded the motion. All votes Ayes. Motion passed.**

3. Discussion and/or action on approval of Minutes for Town Council Meeting April 23, 2026 (See Attachment #2)

**TCM Ahlstrom motioned to approve Minutes for Town Council Meeting April 23, 2026. TCM Johnson seconded the motion. All votes Ayes. Motion passed.**

4. Discussion and/or action on expenditure of up to \$3,500 for Huntsville Town signage (See Attachment #3)

Mayor Sorensen explained that Steve Songer, Rex Harris and Wendy McKay were part of the design team for the construction of the Huntsville Town Hall. Signage for the building was part of their design process, but it hadn't been created yet. It took some time, but they were able to get bids on the signage above the entrance to the Town Hall offices and council chambers.

**Mayor Sorensen motioned to approve the expenditure of up to \$3,500 for Huntsville Town signage. TCM Sandy Hunter seconded the motion. Roll call vote. Votes reflected below. Motion passed 5-0.**

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

The TC briefly discussed the other sign that would be painted on the front of the community center section of the building. Rebecca Songer will be painting that sign in the next month or two.

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

**Meeting adjourned at 4:19 PM**

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Nikki Wolthuis, Deputy Clerk

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**  
**Wednesday, May 27, 2026, 11:00 a.m.**  
**Huntsville Town Hall, 7474 E. 200 South, Huntsville**

Name	Title	Status
Richard L. Sorensen	Mayor	Excused
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	Excused

**Zoom:** TCM Jim Truett

**Citizens:** Melissa Knowles, Huntsville Town Treasurer

1 TCM Sandy Hunter called the meeting to order.

There was a full quorum present.

2. Discussion and/or action on approval of Fraud Risk Assessment for FY26 (See Attachment #1)

Melissa explained that the deadline to approve the Fraud Risk Assessment was May 31<sup>st</sup>.

**TCM Johnson motioned to approve Fraud Risk Assessment FY26. 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			

The TC briefly discussed the 4<sup>th</sup> of July Celebration. Their discussion included the theme, t-shirts, the parade, donations and parking. TCM Ahlstrom spoke about fixing the Aldous Cabin. They were in need of volunteers to help remove chinking. Money was possibly being donated by Aldous family members.

**TCM Ahlstrom motioned to adjourn the meeting. TCM Sandy Hunter seconded the motion. All votes ayes. Motion passed. Meeting adjourned at 11:16 AM**

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Nikki Wolthuis, Deputy Clerk

# IRON LUNG RIDE

**July 18<sup>th</sup>, 2026**

This document contains the following information:

Safety Plan

Bicycle Route Plan

Vehicle Plan (Traffic Control)

Volunteer Plan

Signal and Course Markings Plan

Course Maps (2026 course same as 2019 that is attached)

## Safety Plan

Along with planning an exceptional event, having a safe event is of utmost priority and focus. Non-compliance with safety standards will result in immediate disqualification of the offending team/rider and race numbers will be pulled. The safety plan focuses on 3 areas:

### One: Safety of Cyclists

- 1) Cyclists must wear a helmet at all times when riding their bicycle.
- 2) Cyclists must obey all traffic laws (route is along an open course with motorists). This includes stopping completely at all stop signs and yielding to motorists and pedestrians when appropriate.
- 3) Cyclists must ride single file and close to shoulder of road. Drafting with other teams is permitted.
- 4) Cyclists may not ride at night. At 4 pm the course is closed and the event is over.

### Two: Safety of Support Vehicles

- 1) Support vehicles must also obey all traffic laws including speeding.
- 2) Support vehicles may not impede traffic as part of this event. This includes following cyclists at slow speeds. When stopping to cheer for or support your cyclist, pull completely off the road and be aware of oncoming traffic.
- 3) Support vehicles must park in designated areas at all exchanges and at the start and finish.
- 4) Support vehicles are to clearly display the CAUTION BIKE RACE poster in the rear window. This poster is issued during packet pickup.

### Three: Safety of Others

- 1) Race course passes through cities and towns. Be respectful and courteous to everyone along course. Race participants are not allowed to urinate or defecate along the road and must use designated bathrooms and porta-potties or other restroom facilities.
- 2) Cyclists and support vehicles should always remain aware and alert and watch for surrounding traffic, pedestrians, equipment, etc.

In addition to focusing on safety for the cyclists, support vehicles, and others, event staff is taking the following safety measures:

- 1) All course marking signs dedicate the top third of the printable area to making everyone aware that a cycling event is taking place and to use caution. Signs read "CAUTION BIKE RACE" in large block letters and with yellow and red colors for visibility.

- 2) Two or more EMTs will travel along the course with the bulk of the cyclist group. They will be ready to respond alongside local emergency personal in the case of an injury.
- 3) Vinyl posters are supplied to each rider to adhere to the back of their support vehicle that also read "CAUTION BIKE RACE." These posters are also on all staff and crew vehicles for greater awareness among local motorists.
- 4) Additional "Hazard Ahead" signs are created and placed in appropriate locations to warn cyclists of any potential danger ahead.

### **Bicycle Route Plan**

Cyclists are to follow the approved and permitted route. Directional signs will clearly mark route. If last minute course changes are required, signs will reflect alternate route and riders will also be notified.

Directional sign markings will be mounted on orange construction vertical panels.

Sign locations are detailed in the following maps. In addition, more signs may be used if determined.

Cyclists are to stay on roads unless otherwise told and should ride on the right side (with traffic).

### **Vehicle Plan (Traffic Control)**

All vehicles supporting cyclists or otherwise participating in the event are to obey all traffic laws and specifically should not speed or drive in any other dangerous manner in order to catch up to or support cyclists. Roads are not closed and vehicles do not have any special privileges they would otherwise have while participating in the event. Be safe and use common sense.

All vehicles are required to park in designated locations at the start, finish, and exchanges. These locations are identified in the maps.

Vehicle appearance and driving patterns must not distract other drivers or cause any nuisance to others.

Support vehicles are able to pull completely off the side of the road to cheer on cyclists or offer aid. However, in doing so, they are not permitted to disturb the normal flow of traffic.

Support vehicles are to clearly display the CAUTION BIKE RACE poster in the rear window so it is visible to other motorists.

Support vehicles are to follow the same route as the cyclists with the exception of old snow Basin road. Support vehicles will use Trappers loop.

### **Volunteer/Staff Plan**

Volunteers and staff will be needed to ensure a safe and organized event. Volunteer and staff will be located as course marshals in areas where the course is not clear and where safety concerns exist.

There will also be staff and volunteers at each of the water stations/exchanges to allow for appropriate and safe exchange between cyclists and ensure that rules are followed and the event is not causing a nuisance to local residents. Exchange volunteers will have a copy of all relevant permits associated with the event.

Two EMT's will travel along the course with the bulk of the cyclist group. They will be ready to respond alongside local emergency personal in the case of an injury.

### **Signal and Course Markings Plan**

The full course will be fully marked with large signs. The purpose of the signs is to:

- 1) Indicate course directions to cyclists and support vehicles.

2) Make motorists and local residents aware of the race and encourage them to take extra caution.

3) Make cyclists aware of any upcoming hazards on the road.

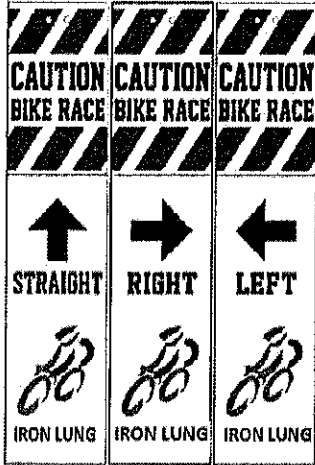
No pavement marking or painting will occur to mark the course unless requested from permitting officials.

Course markings will be placed 24 hours or less before the event and will be taken down within hours of the last cyclists passing by.

Course markings will be placed in locations that do not interrupt normal traffic flow and are not intended to close roads or serve any other purpose than directing cyclists and warning others about the event.

Course markings will not use existing structures alongside the road or any private property. All markings will be fixed to orange vertical panel construction barriers supplied by the event staff. The location of all signs is listed in the maps below. Additional signs may be used if needed to enhance clarity or safety of the course, or as requested by permitting officials, or to call attention to hazards or dangers.

Course signs are 8 inches wide and 36 inches tall and have the following images:



PP-Porta Potties

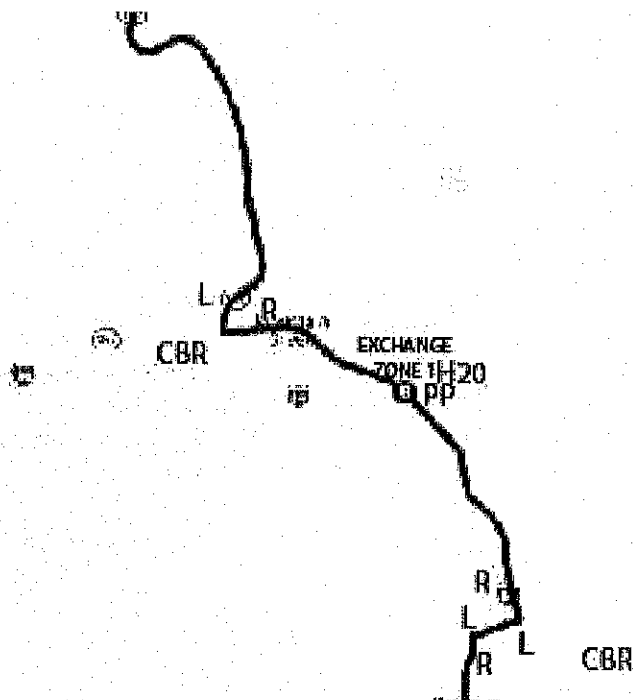
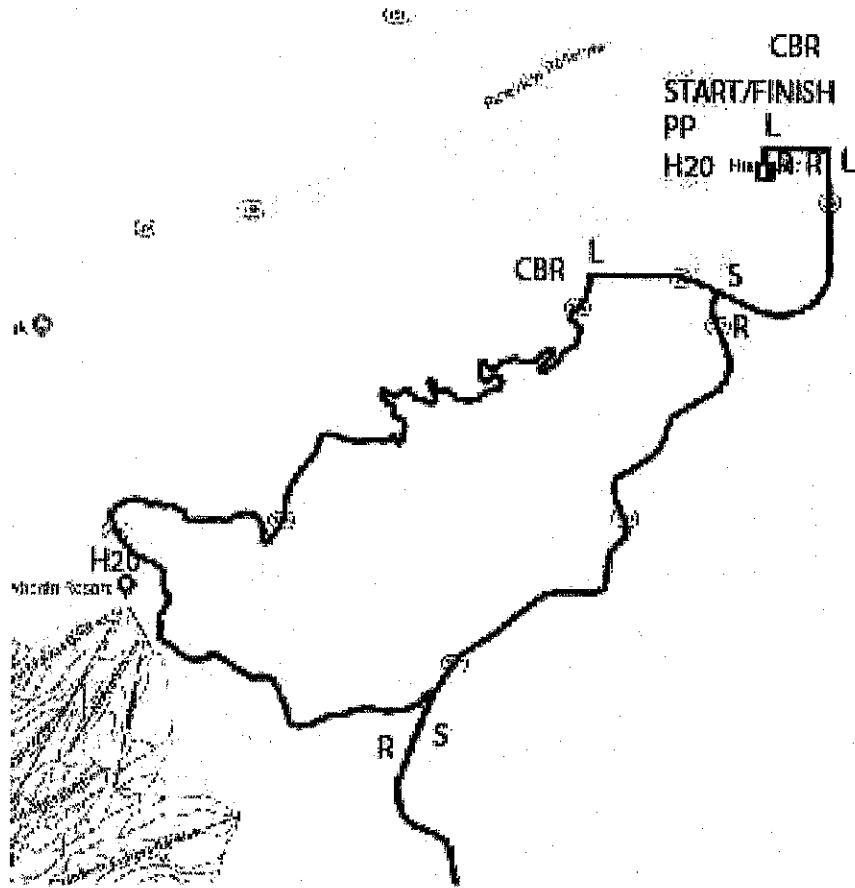
H2O-Water Stations

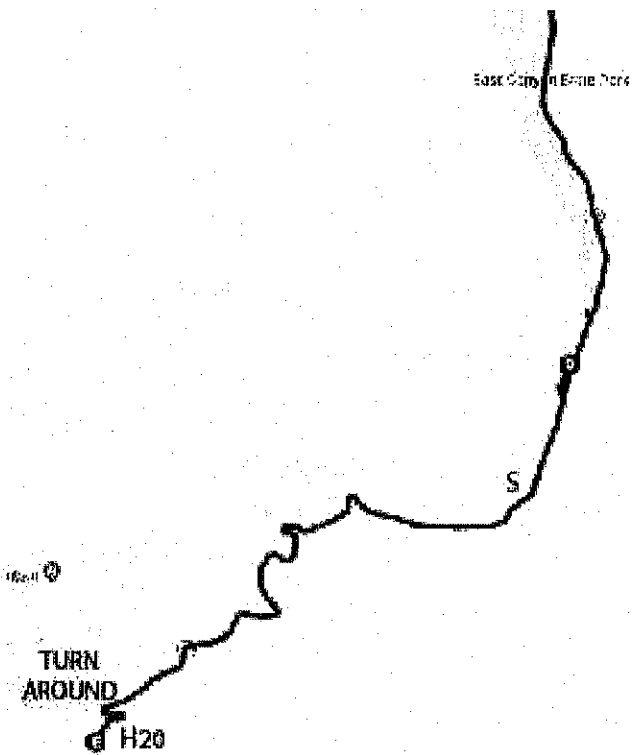
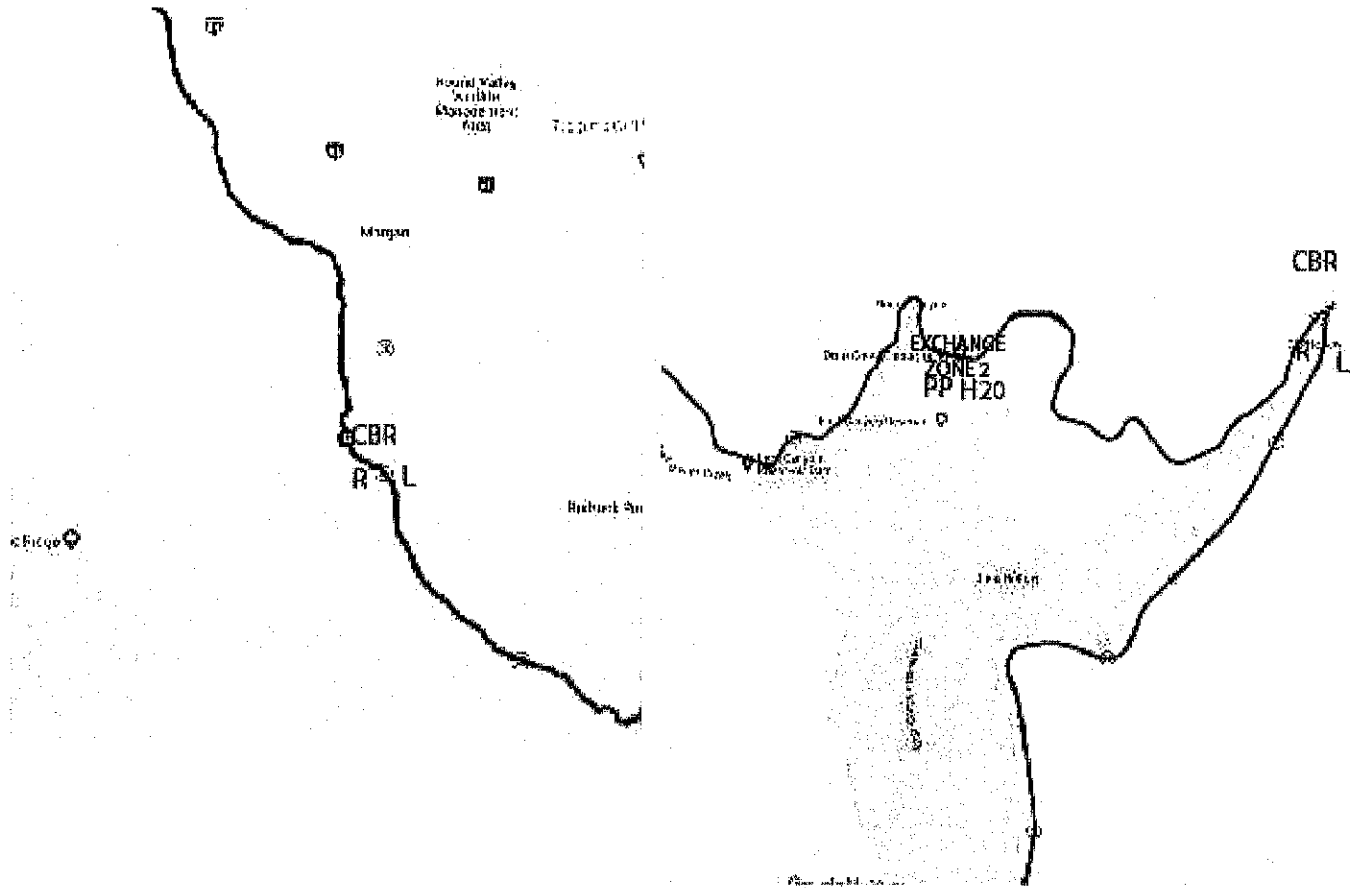
L-Left turns sign (pink-going out, black-coming in)

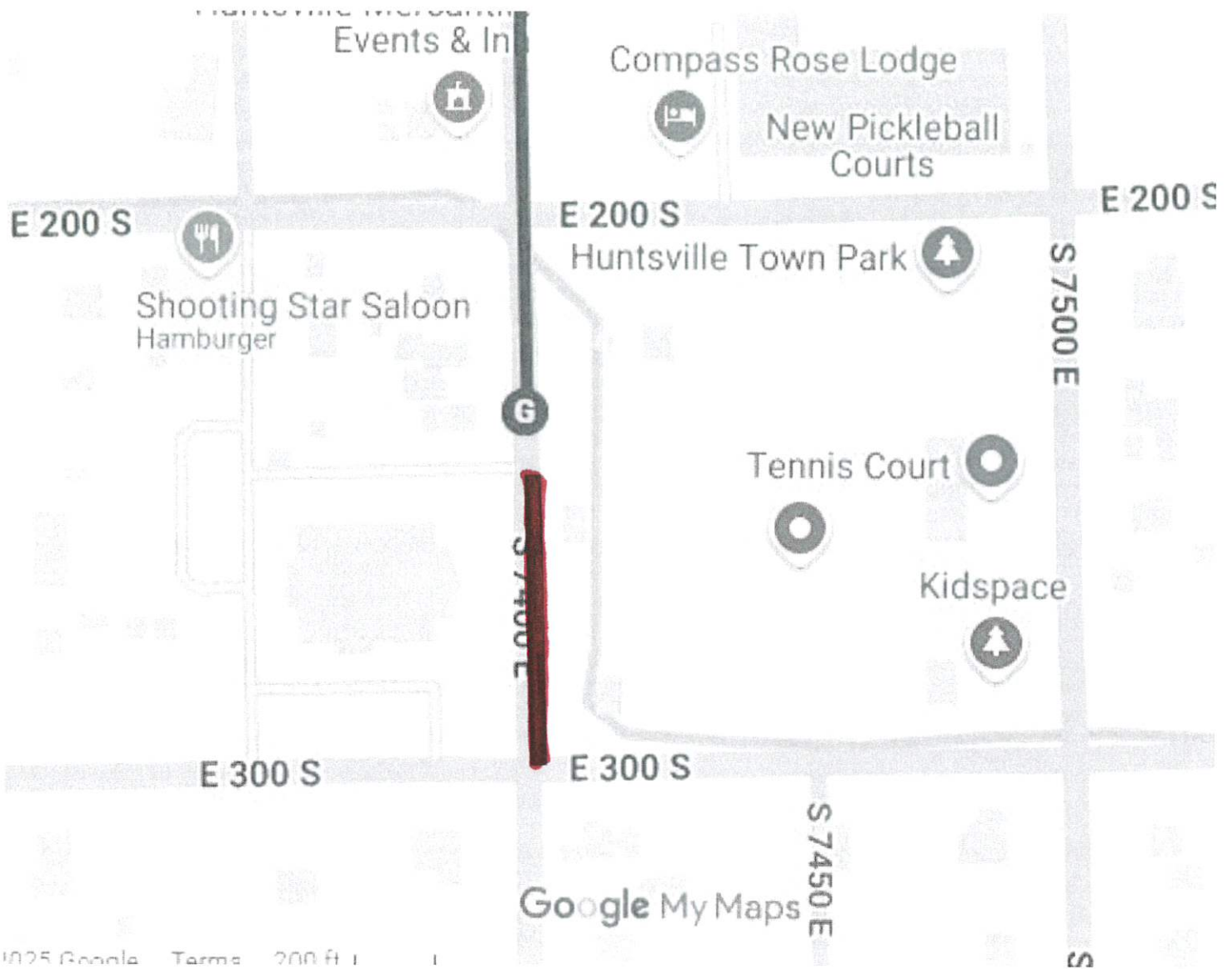
R-Right turns sign (pink-going out, black-coming in)

CBR-Caution Bike Race











## NOTICE OF ACTION

**TO: Huntsville Town Council**  
**FROM: Huntsville Town Planning Commission**  
**DATE: May 20, 2026**  
**RE: Ordinance 2026.4.23 1A- Development agreement for Powder Landing**

The Huntsville Town Planning Commission discussed and recommended approval for **Ordinance 2026.4.23 1A; Development agreement for Powder Landing**

The Huntsville Planning Commission held a Public Hearing on May 20<sup>th</sup> 2026. They voted 4 to 1, in favor of recommending approval for this Ordinance. Attached to this notice of action is a list of recommendations the Planning Commission would like to present to the Town Council for consideration.

Shannon Smith, Clerk

Huntsville Town Planning Commission

Proposed Changes to Powder Beach DA

May 20, 2026

Recitals (italics added)

Page 1

1. Paragraph 2: change to-“.described as Lots 1 and 2 (*which are to be recorded as a single parcel as a condition of this Agreement*)...”
2. Paragraph 6: delete this paragraph, not needed
3. Paragraph 7: WHEREAS, the TOWN finds it acceptable that by ~~providing the RC Zone as a transition, this Property provides a great benefit to the TOWN as a buffer zoning this development as RC. it may be considered a transition between the R-1 Zone and the public area owned by the US Forest Service.~~ so long as it is developed and used in accordance with the terms and conditions agreed to by both Parties in this AGREEMENT formally addressing traffic, noise, number of people, costs, parking, and other matters; and
4. Paragraph 8: **WHEREAS**, the proposed development and use on the PROPERTY includes three (3) buildings, a parking lot, a lawn area, ~~a~~one pool, one pavillion, and associated recreational amenities as set forth in Exhibit B; and

Page 2

1. Paragraphs 1 and 2: delete these paragraphs, not needed
2. Paragraph 3: WHEREAS, the TOWN has provided for all of the necessary and requisite legislative controls necessary to ensure that effort while also recognizing that it is beneficial to the TOWN and those who own property in the TOWN who recognize its unique nature and the benefit to the TOWN in having a diverse tax base. ~~and the benefit that buffering between uses provides to its residents as the TOWN seeks to allow for certain uses while creating mechanisms to ensure harmony; and~~
3. Paragraph 4: **WHEREAS**, the TOWN has required and the OWNER has agreed to limit large events over 100 people to no more than three five (35) per year, certain hours of operation and noise limitations that operate as time, place and manner limitations in order to remain in harmony with neighbors and to facilitate a desirable experience for the OWNER. All special events require TOWN approval and adherence to Town ordinances.; and
4. Paragraph 5: **WHEREAS**, the OWNER has submitted a Storm Drain Mitigation Strategy designed to manage stormwater through underground pipes and retention

systems to prevent direct discharge into Pineview Reservoir during designed storm conditions. This includes a design able to capture the full volume of the swimming pool; and

5. Paragraph 8: **WHEREAS**, the OWNER has committed to a lighting approach that ensures all fixtures are fully shielded and compliant with the TOWN's "Dark Sky" principles to eliminate upward light spill and overnight illumination of the pool area and the PROPERTY; and
6. Paragraph 10: **WHEREAS**, in addition to the requirements set forth in this Agreement, the TOWN finds that there is a public benefit to this use and development. ~~including acting as a buffer zone, providing a significant influx of revenue into the TOWN budget through sales and property tax;~~ and
7. New Paragraph : WHEREAS, the OWNER has agreed that it will not allow the PROPERTY to be used for camping or a campground at any time.

Page 3

1. Paragraph 1: **WHEREAS**, the TOWN Council finds that the use and development of the PROPERTY pursuant to the terms of this AGREEMENT is acceptable to the TOWN. We also acknowledge a Community Benefit Agreement that is in development. is in the best interest of the health, safety, and welfare of the residents of Huntsville.

2. Paragraph 4: 1.01 "SITE PLAN." The Site Plan depicting the proposed layout, including the welcome lodge, dining/recreation building, one pool, one pavillion. and parking, attached and incorporated herein as EXHIBIT B.

3. Paragraph 5: 1.02 "PRIVATE RECREATIONAL CLUB." Hereinafter referred to as "the CLUB", a is limited to a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities exclusively to a limited number of members and their guests.

4. Paragraph 8: **3.01 Vested Rights and Use Limitations.** The OWNER is vested with the right to develop and use the Property for all uses permitted within the Recreation Zone (R. Camping or a campground is not permitted. C) with the exception of camping or a campground. as if the ~~PROPERTY is located in the Recreation Zone (RC).~~ However, as a condition of this AGREEMENT, the OWNER shall be subject to the following limitations and site standards which shall govern the project notwithstanding broader allowances in the underlying zone.

Page 4

Note: Renumber paragraphs, "A" missing

1. Paragraph 1: B. Lighting (Dark Sky). All fixtures must be fully shielded and certified as Dark Sky compliant in accordance with TOWN Dark Sky principles. Lighting for the PROPERTY and all buildings and structures must meet Full Cutoff (CAC) standards,

and pool and outdoor lighting shall be controlled by timers/sensors to eliminate overnight illumination.

2. Paragraph 2: C. Parking and Traffic. Total on-site parking is limited to thirty (30) designated stalls. No street parking is permitted; once the lot reaches capacity, additional guests shall arrive via the CLUB's shuttle service utilizing the designated drop-off zones as set forth in Exhibit C. The OWNER shall maintain two (2) dedicated shuttle drop-off and pick-up zones (which are located outside of Town boundaries), which shall be clearly marked and utilized for guest arrival via the club's shuttle service once the primary parking lot reaches capacity. The shuttle service shall utilize 1<sup>st</sup> Street as the only access route in order to provide a higher level of safety to the surrounding area and minimize the impact to the surrounding R-1 zone.
3. Paragraph 3: A. OWNER is limited to three five (53) special events per year, subject to procuring necessary special event permits from the TOWN. A special event is an event that involves more than one hundred thirty (10030) people. The total number of special events shall not include events co-sponsored by the OWNER and the TOWN.
4. Paragraph 4: B. OWNER agrees that the daily hours of operation shall be between 8:00AM- and 10:00 PM, and that the hours of operation for special events shall be set by a special permit issued by the TOWN. Employees and delivery operations can begin at 7:00 AM and depart no later than 11:00 pm.
5. Paragraph 6: **4.01 Storm Drain Strategy**. No direct discharge of storm or pool water from the PROPERTY shall be made into Pine View-Pineview Reservoir. Stormwater shall be managed through underground pipes and surface and/or subsurface collection basins, to be retained in an open retention pond and/or an underground storage system approved by the TOWN Engineer. The system shall be designed to prevent direct discharge into Pineview Reservoir as set forth in Exhibit C.
6. Paragraph 8: In the event the OWNER fails to meet the requirements set forth:  
  
In addition to all remedies allowed for by law or equity, and in an effort to demonstrate good faith in their performance in the event the OWNER fails to meet the requirements set forth in this Agreement, the OWNER agrees to, upon execution of this AGREEMENT, deposit and maintain with the TOWN an escrow amount in the amount of \$5,000.00 for the purpose of covering the cost of any necessary enforcement action the TOWN may need to pursue.
7. New Paragraph to add: **Referendum Costs**. The Parties do not intend that the adoption or approval of this Agreement is an action that is referable under Utah law. In the event a referendum is initiated challenging this Agreement or its associated approvals, the Owner agrees to bear the Town's reasonable legal costs and attorney's fees related to the defense of this Agreement.

Other

- Recommend that the Community Benefit Agreement addresses the need to recognize and maintain the corridor on the east side of the property (and used for accessing the Ogden Boat Club and other properties). A 4' wide corridor is the minimum.
- In addition to the initial Community Benefit donation, establish a way to ensure there are formal processes in place for this to occur in the future should there be a need.

D

HUNTSVILLE TOWN  
ORDINANCE NO. 2020.4.23 1A

**DEVELOPMENT AGREEMENT – POWDER LANDING**

**AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, ADOPTING A  
DEVELOPMENT AGREEMENT FOR POWDER LANDING; 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**, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah 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 20, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

**WHEREAS**, the Town and Powder Landing negotiated the attached Development Agreement in accordance with *Utah Code Annotated* §10-20-508;

**WHEREAS**, after publication of the required notice the Planning Commission held a series of Public Hearings to take public comment on the Development Agreement in this Ordinance, after which the Planning Commission gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the Town Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2026;

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

- Section 1:**     **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.
- Section 2:**     **Development Agreement.** The Development Agreement in Exhibit “A” is hereby adopted.
- 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 take effect immediately upon approval and posting.

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

\_\_\_\_\_  
Mayor

Huntsville Town, Utah  
Ordinance \_\_\_\_\_ - Development Agreement - Powder Landing

ATTEST:

\_\_\_\_\_  
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, hereby certify that the foregoing Ordinance was duly passed and published or posted as provided by State Law.

\_\_\_\_\_  
Town Clerk

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

## DEVELOPMENT AGREEMENT

At 6510 East 100 South, Huntsville, Utah (Powder Landing)

This DEVELOPMENT AGREEMENT, hereinafter referred to as "the AGREEMENT" is entered into this \_\_\_ day of \_\_\_\_\_, 2026, between Huntsville Town, a Utah municipal corporation, hereinafter referred to as "the TOWN", and Powder Beach LLC, a Delaware limited liability company, hereinafter referred to as "the OWNER".

### RECITALS

**WHEREAS**, this Agreement is entered in accordance with Utah Code 10-20-508 for the use of real property located in the TOWN that is owned by the OWNER;

**WHEREAS**, in furtherance of the land use goals and objectives of the Huntsville Town General Plan, the TOWN has considered a petition for a zone change on certain real property located at approximately 6510 East 100 South, more particularly described as Lots 1 and 2 of the Sanctuary Lakeside Subdivision as set forth in Exhibit A, hereinafter referred to as the "PROPERTY"; and

**WHEREAS**, the PROPERTY consists of approximately 2.403 acres (104,695.63 square feet) and is currently classified under the Single-Family Residential (R1) zoning designation; and

**WHEREAS**, the OWNER represents that it is the fee simple owner of the PROPERTY and has petitioned the TOWN to rezone the Property to Recreation Zone (RC) to facilitate the development of a member-only private recreation facility known as "Powder Landing"; and

**WHEREAS**, the TOWN finds that this Property is directly adjacent to an RC Zone and sits between an RC Zone and significant public spaces and uses; and

**WHEREAS**, the TOWN has determined that it is in the best interest of the TOWN to provide for a formal transitional zone between the R1 Zone in this case and public uses and that the RC Zone provides an ideal transition from residential to public areas by providing distance, protection, natural quieting of uses and other softening; and

**WHEREAS**, the TOWN finds that by providing the RC Zone as a transition, this Property provides a great benefit to the TOWN as a buffer so long as it is developed and used in accordance with the terms and conditions agreed to by both Parties in this AGREEMENT formally addressing traffic, noise, number of people, costs parking, and other matters; and

**WHEREAS**, the proposed development and use on the PROPERTY includes three (3) buildings, a parking lot, a lawn area, a pool, and associated recreational amenities as set forth in Exhibit B; and

**WHEREAS**, the OWNER and the TOWN have identified that the Recreation Zone (RC) is the preferred designation under this AGREEMENT ; and

**WHEREAS**, the TOWN desires to stridently maintain all of the qualities that make it a beautiful and serene place to live, work and recreate by carefully reviewing all use and development requests in the context of ensuring those values; and

**WHEREAS**, the TOWN further recognizes that there are certain areas that are appropriate for recreational uses so long as all impacts are mitigated to ensure that the TOWN can maintain the quality of life and work and play environment that exists and the Parties may enter into a separate Community Impact Mitigation Agreement to set forth mitigation benefits framework; and

**WHEREAS**, the TOWN has provided for all of the necessary and requisite legislative controls necessary to ensure that effort while also recognizing that it is beneficial to the TOWN and those who own property in the TOWN who recognize its unique nature and the benefit to the TOWN in having a diverse tax base and the benefit that buffering between uses provides to its residents as the TOWN seeks to allow for certain uses while creating mechanisms to ensure harmony; and

**WHEREAS**, the TOWN has required and the OWNER has agreed to limit large events to five (5) per year, certain hours of operation and noise limitations that operate as time, place and manner limitations in order to remain in harmony with neighbors and to facilitate a desirable experience for the OWNER; and

**WHEREAS**, the OWNER has submitted a Storm Drain Mitigation Strategy designed to manage stormwater through underground pipes and retention systems to prevent direct discharge into Pineview Reservoir during designed storm conditions; and

**WHEREAS**, the OWNER has proposed a Traffic Plan that limits on-site parking to thirty (30) designated stalls, prohibits off-site parking, requires a shuttle bus for large events and utilizes a shuttle service with dedicated drop-off zones to mitigate the impact on local streets and parking; and

**WHEREAS**, the OWNER has agreed to providing a shuttle in order to limit vehicular traffic in and around the Property and to limit shuttle usage to 1<sup>st</sup> Street only in order to secure the area, limit vehicular interaction and increase the safety of the area; and

**WHEREAS**, the OWNER has committed to a lighting approach that ensures all fixtures are fully shielded and compliant with the TOWN's "Dark Sky" principles to eliminate upward light spill and overnight illumination of the pool area; and

**WHEREAS**, the Huntsville TOWN Planning Commission has reviewed the proposed development and recommended the rezoning and this AGREEMENT to the TOWN Council, finding it consistent with the intent of the Recreation Zone (RC); and

**WHEREAS**, in addition to the requirements set forth in this Agreement, the TOWN finds that there is public benefit to this use and development including acting as a buffer zone,

providing a beneficial influx of revenue into the TOWN budget through sales and property tax, and

**WHEREAS**, the TOWN Council finds that the use and development of the PROPERTY pursuant to the terms of this AGREEMENT is in the best interest of the health, safety, and welfare of the residents of Huntsville.

## **AGREEMENT**

**NOW, THEREFORE**, each of the Parties hereto, for and in consideration of the premises and agreement of the other Party hereto, does hereby covenant and agree as follows:

### **ARTICLE I DEFINITIONS**

The following terms have the meaning and content set forth in this ARTICLE I, wherever used in this AGREEMENT:

1.01 "SITE PLAN." The Site Plan depicting the proposed layout, including the welcome lodge, dining/recreation building, pool, and parking, attached and incorporated herein as EXHIBIT B.

1.02 "PRIVATE RECREATIONAL CLUB." Hereinafter referred to as "the CLUB", a limited to a member-based organization whose primary purpose is to provide recreational, social/dining, or leisure amenities exclusively to a limited number of members and their guests.

### **ARTICLE II THE PROJECT**

2.01 Zoning. OWNER shall develop the Property in accordance with all TOWN requirements and in accordance with this AGREEMENT and shall not object or otherwise oppose the TOWN amending its Official Zoning Map for the Property to the Recreation Zone (RC).

2.02 Uses. In addition to the specific requirements of Exhibit B, the Property shall only be allowed to be used in compliance with the definition of the CLUB.

### **ARTICLE III DEVELOPMENT AND USE STANDARDS**

3.01 Vested Rights and Use Limitations. The OWNER is vested with the right to develop and use the Property for all uses permitted within the Recreation Zone (RC) as if the PROPERTY is located in the Recreation Zone (RC). However, as a condition of this AGREEMENT, the OWNER shall be subject to the following limitations and site standards which shall govern the project notwithstanding broader allowances in the underlying zone.

3.02 Standards.

B. Lighting (Dark Sky). All fixtures must be fully shielded and certified as Dark Sky compliant in accordance with TOWN Dark Sky principles. Lighting for buildings must meet Full Cutoff (CAC) standards, and pool lighting shall be controlled by timers/sensors to eliminate overnight illumination.

C. Parking and Traffic. Total on-site parking is limited to thirty (30) designated stalls. No street parking is permitted; once the lot reaches capacity, additional guests shall arrive via the CLUB's shuttle service utilizing the designated drop-off zones as set forth in Exhibit C. The OWNER shall maintain two (2) dedicated shuttle drop-off and pick-up zones on Property, which shall be clearly marked and utilized for guest arrival via the club's shuttle service once the primary parking lot reaches capacity. The shuttle service shall utilize 1<sup>st</sup> Street as the only access route in order to provide a higher level of safety to the surrounding area.

### 3.03 Special Events.

A. OWNER is limited to five (5) special events per year, subject to procuring necessary special event permits from the TOWN. The total number of special events shall not include any event co-sponsored by the OWNER and the TOWN. A special event is an event that involves more than one hundred (100) people.

B. OWNER agrees that the daily hours of operation shall be between 8:00AM and 10:00 PM, and that the hours of operation for special events shall be set by a special permit issued by the TOWN. Except that employee and delivery operations shall be allowed to be conducted before and after these hours of operations.

C. OWNER agrees that daily operations shall comply with the TOWN Municipal Code or applicable Ordinances including, but not limited to, noise ordinances and Special Event Permit limits of the TOWN, and that special events shall be subject to the limits outlined in any Special Events Permit issued by the TOWN.

## ARTICLE IV INFRASTRUCTURE AND MITIGATION

4.01 Storm Drain Strategy. No direct discharge of storm water from the PROPERTY shall be made into Pine View Reservoir. Stormwater shall be managed through underground pipes and surface and/or subsurface collection basins, to be retained in an open retention pond and/or an underground storage system approved by the TOWN Engineer. The system shall be designed to prevent direct discharge into Pineview Reservoir as set forth in Exhibit C.

4.02 Wastewater. Development is subject to the installation of an on-site individual wastewater disposal system in accordance with the Rules and Regulations of the Weber-Morgan District Health Department rules.

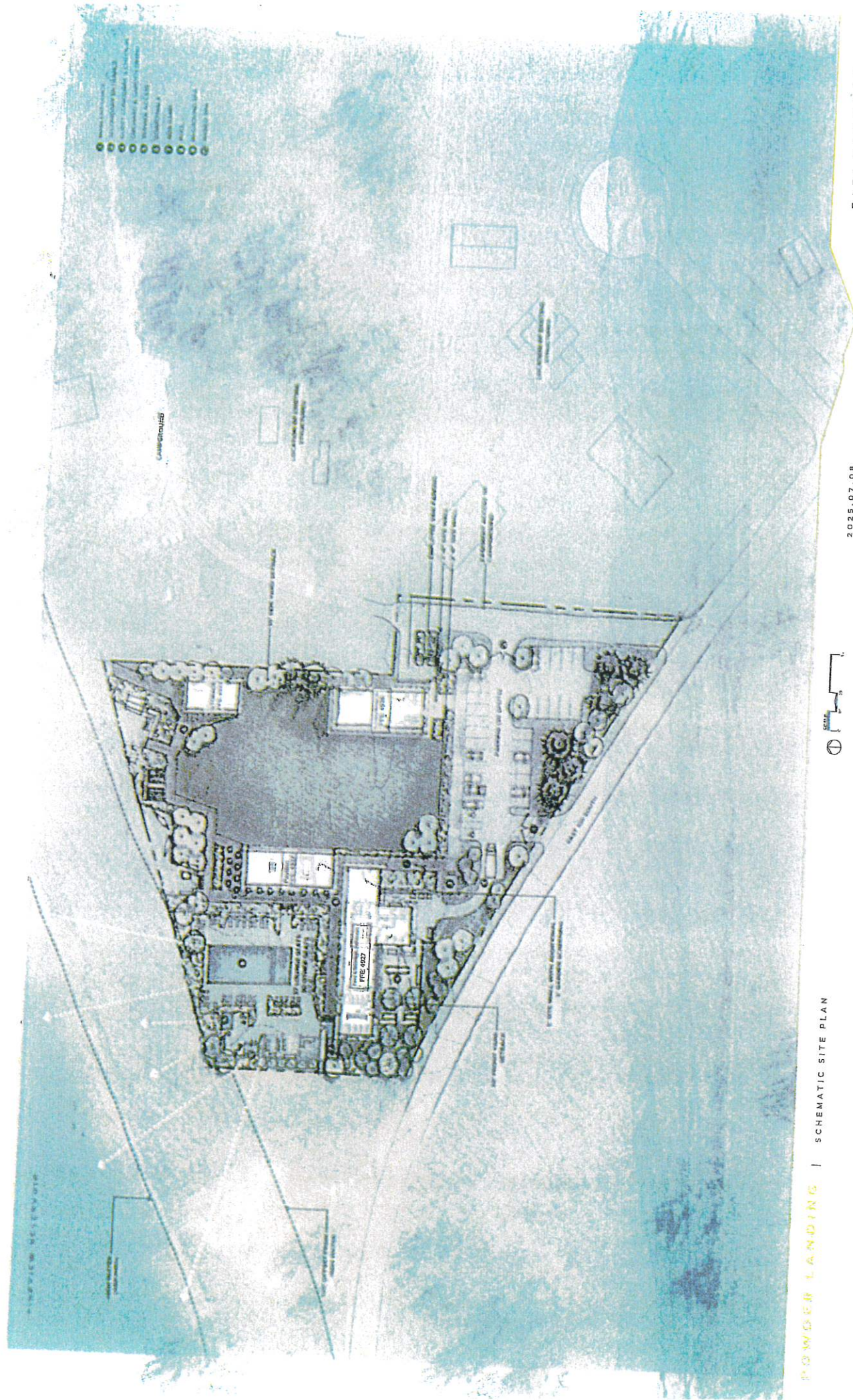
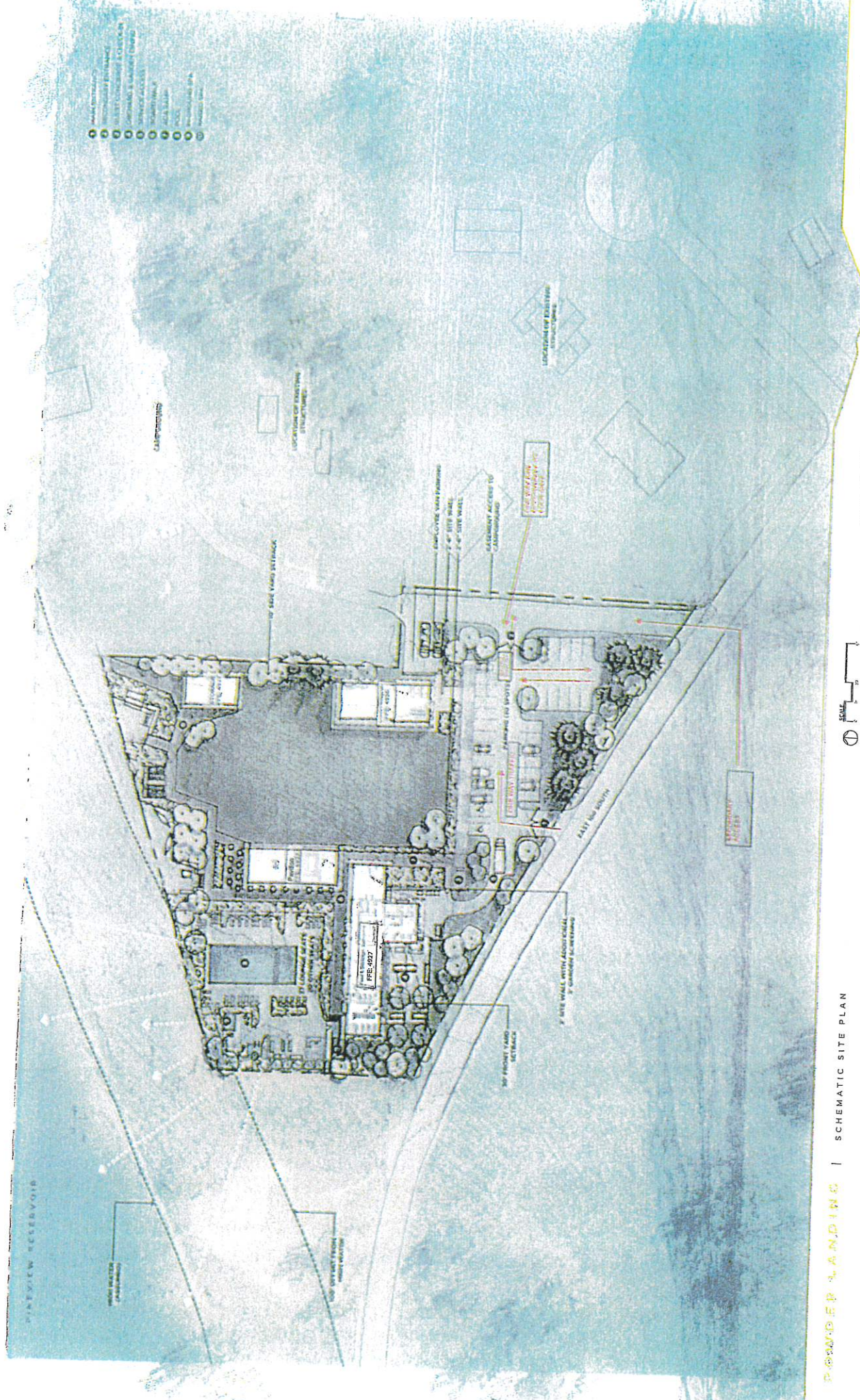


EXHIBIT C  
TRAFFIC MITIGATION PLAN



- 1. MAIN ENTRANCE
- 2. OFFICE ENTRANCE
- 3. OFFICE ENTRANCE
- 4. OFFICE ENTRANCE
- 5. OFFICE ENTRANCE
- 6. OFFICE ENTRANCE
- 7. OFFICE ENTRANCE
- 8. OFFICE ENTRANCE
- 9. OFFICE ENTRANCE
- 10. OFFICE ENTRANCE

FIELDSTUDIO  
ARCHITECTS

2025.07.08



POWDER LANDING | SCHEMATIC SITE PLAN

EXHIBIT D  
STORM DRAIN MITIGATION PLAN

-N/A

June 4, 2026

**To:** Huntsville Town Council

**Submitted By:** Nikki Wolthuis, Clerk

**Subject:** Business License for Rocky Mtn Aluminum Art LLC

**Background:** The business is focused on selling aluminum art statues in front of the American Legion for 20 days.

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

**Motion:** To approve/not approve a commercial business license for Rocky Mtn Aluminum Art LLC

**Action:**

**Motion:**

**Second:**

**Mayor Sorensen:**

**Bruce Ahlstrom:**

**Lewis Johnson**

**Sandy Hunter:**

**Jim Truett:**

# Huntsville Town

Attachment #7

## Boundary Line Adjustment Application

Applicant Name: Dale E Grant Trust

Applicant Mailing Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Brief Description of Proposed Boundary Line Adjustment: Subdivide 3.72 Acre "F" Shaped Lot (SEE Amendment #3) into 3 lots (11,12,13) with a 130'ft frontage on each to the back of the property, except lot 13 would include an extra .50 acre (SEE Amendment #4). Lot#11= 1.28 acres, Lot#12= 1.33 acres (includes zach's current), Lot#13= 1.86 acres.

### Parcel Owner's Permission for Boundary Line Adjustment Application

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 24-158-0001

Parcel(s) Owner Name: Dale E [REDACTED] Trust

Parcel(s) Owner Mailing Address: [REDACTED] Huntsville, UT 84417

Email: [REDACTED] Phone: [REDACTED]

Parcel Owner Signature: David [REDACTED] Zachary [REDACTED] Trevor [REDACTED] Date: 04/29/2026

Title (Authorized Agent): Trustees (Dave, Zach, Trevor) of the Dale E Grant Trust

*The undersigned authorize this application for boundary line adjustment:*

Parcel Number(s): 24-158-0004

Parcel(s) Owner Name: Zachary [REDACTED]

Parcel(s) Owner Mailing Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Parcel Owner Signature: Zachary [REDACTED] Date: 04/29/2026

Title (Authorized Agent): Zachary [REDACTED]

*(For Additional Parcel Owners Use Attached Sheet)*

### For Town Use:

Application Date: \_\_\_\_\_ Fees Paid: \_\_\_\_\_

Beckki Endicott, Town Clerk

Exhibit AA and deeded sales of the Dale Grant Subdivision Amendments 1<sup>st</sup> & 2<sup>nd</sup> are recorded with Weber County.

4. Trustee Dale E. Grant III, a son, has requested that he not be a trustee. Accommodate his request.

Remove Dale E. Grant III as a trustee with all votes & responsibilities of the Dale E. Grant Trust dated the 7<sup>th</sup> day of June, 2007 (also any right of <sup>trustee</sup> Power of Attorney)

5. My son, David B. Grant has been appointed with the Durable General Power of Attorney.

6. Regarding Utah Advance Healthcare Directive: Dale Grant III is removed as one my agents

7. I no longer have any life insurance, except a small policy with Equitable Life Ins. Co.

8. All debt owed by the Sky Grant Co. (son Sky Grant) to Dale E. Grant (his father) unpaid has been forgiven and written off with no further responsibility between the two parties.

9. Pursuant to Article XV paragraph J in the amendment dated April 20, 2016, I stated all remaining assets be divided equally among my children. It is my intent, now to not include my son Dale E. Grant III, therefore I disinherit Dale E. Grant III and

K. Whenever used herein, the terms "issue", "child", "children" and "descendants" include adopted issue, adopted child, adopted children and adopted descendants, as well as natural issue, natural child, natural children and natural descendants, and include descendants of adopted issue, adopted child, adopted children and adopted descendants.

L. If any of the above beneficiaries are unable or unwilling to take any portion of the Trust Estate, then the Trustees shall distribute the portion of the property of that beneficiary to his or her issue by right of representation and, if none, then to the other Trust beneficiaries proportionate to each beneficiary's interest in the Trust and, if no remaining beneficiaries, then: to the living heirs at law of the Undersigned; provided further, that said heirs at law shall take the Trust property in the same priority and in the same distributive order as listed in the law of Intestate succession of the state referred to in Article I as in force on the date of the signing of this Trust Agreement.

2. Article XXIII shall be deleted in its entirety, and the following is inserted in the place and stead of such provision:

### **ARTICLE XXIII**

#### **TRUSTEES AND FAMILY MEMBERS**

A. The Trustor is currently married to Susan P. Grant.

B. The present living children of the Trustor and their birth dates are:

Kathryn Grant McFarland	September 14, 1960
Lila Gwen Grant Park	January 3, 1962
Susan Grant McLachlan	May 14, 1963
Dale E. Grant, III	March 15, 1966
T. Sky Grant	November 13, 1976
David B. Grant	November 29, 1978
Zachary Dillon Grant	July 29, 1987

C. The following people will act as Trustees in the following order of succession:

1. Dale E. Grant.
2. Zachary D. Grant, Dale E. Grant III, David B. Grant and Trevor James, acting as a committee with each entitled to 1 vote except Zachary D. Grant who is entitled to 3 votes. In the event of a deadlock, Zachary D. Grant shall make the final decision.
3. A Trustee chosen by a majority of beneficiaries with a parent or legal guardian voting for minor beneficiaries.

# 1 of 4

Overall Subdivision Description (Dale Grant Subdivision 4<sup>th</sup> Amendment)

A PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY AND NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY, SAID POINT BEING SOUTH 771.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 177.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND COMMENCING 346.83 FEET SOUTH 88°49'19" WEST FROM SAID NORTHEAST CORNER OF BLOCK 29 TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7 OF DALE GRANT SUBDIVISION 2ND AMENDMENT; RUNNING THENCE ALONG SAID LOT 7 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°00'00" EAST 252.00 FEET AND (2) NORTH 88°49'19" EAST 130.00 FEET TO THE WEST LINE OF LOT 10 OF DALE GRANT SUBDIVISION 3RD AMENDMENT; THENCE ALONG THE WEST LINE OF SAID LOT 10 SOUTH 00°00'00" EAST 138.64 FEET TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 671 PAGE 547 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE ALONG SAID CONDEMNED PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 65°04'00" WEST 167.30 FEET AND (2) NORTH 87°38'00" WEST 362.94 FEET TO THE EAST RIGHT OF WAY LINE OF THE VACATED 6600 EAST STREET OF THE OFFICIAL MAP OF HUNTSVILLE TOWNSITE UPDATED IN 1924; THENCE NORTH 0°43'49" WEST 435.53 FEET TO THE SOUTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 390.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 194,866. SqFt or 4.47 ACRES.

## 2 of 4

Lot 13 & 14

A PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY AND NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY, SAID POINT BEING SOUTH 771.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 177.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND COMMENCING 346.83 FEET SOUTH 88°49'19" WEST FROM SAID NORTHEAST CORNER OF BLOCK 29 TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7 OF DALE GRANT SUBDIVISION 2ND AMENDMENT; RUNNING THENCE ALONG SAID LOT 7 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°00'00" EAST 252.00 FEET AND (2) NORTH 88°49'19" EAST 130.00 FEET TO THE WEST LINE OF LOT 10 OF DALE GRANT SUBDIVISION 3RD AMENDMENT; THENCE ALONG THE WEST LINE OF SAID LOT 10 SOUTH 00°00'00" EAST 138.64 FEET TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 671 PAGE 547 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE ALONG SAID CONDEMNED PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 65°04'00" WEST 167.30 FEET AND (2) NORTH 87°38'00" WEST 108.33 FEET; THENCE NORTH 00°00'00" WEST 451.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 80,838 S.F. OR 1.86 ACRES

# 3 of 4

Lot 12,

A PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY AND NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY, SAID POINT BEING SOUTH 771.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 177.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND COMMENCING 476.83 FEET SOUTH 88°49'19" WEST FROM SAID NORTHEAST CORNER OF BLOCK 29 TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 00°00'00" EAST 451.35 FEET TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 671 PAGE 547 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE ALONG SAID CONDEMNED PROPERTY NORTH 87°38'00" WEST 130.08 FEET; THENCE NORTH 00°00'00" WEST 443.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°49'19" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 58,140 S.F. OR 1.33 ACRES

# 4 of 4

Lot 11,

A PART OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY AND NORTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 29, "PLAT A" HUNTSVILLE SURVEY, SAID POINT BEING SOUTH 771.79 FEET TO THE SOUTH RIGHT OF WAY OF 100 SOUTH STREET AND ALONG SAID RIGHT OF WAY NORTH  $88^{\circ}49'19''$  EAST 177.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, AND COMMENCING 606.83 FEET SOUTH  $88^{\circ}49'19''$  WEST FROM SAID NORTHEAST CORNER OF BLOCK 29 TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH  $00^{\circ}00'00''$  EAST 443.31 FEET TO THE NORTH LINE OF THE PROPERTY CONDEMNED IN BOOK 671 PAGE 547 OF THE WEBER COUNTY RECORDER'S OFFICE, THENCE ALONG SAID CONDEMNED PROPERTY NORTH  $87^{\circ}38'00''$  WEST 124.53 FEET TO THE EAST RIGHT OF WAY LINE OF THE VACATED 6600 EAST STREET OF THE OFFICIAL MAP OF HUNTSVILLE TOWNSITE UPDATED IN 1924; THENCE NORTH  $0^{\circ}43'49''$  WEST 435.53 FEET TO THE SOUTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY NORTH  $88^{\circ}49'19''$  EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 55,887 S.F. OR 1.28 ACRES

# DALE GRANT SUBDIVISION 3RD AMENDMENT

PART OF BLOCK 89, PLAT A HUNTSVILLE SURVEY & THE N 1/2 OF SECTION 18, T8N, R1E, S18&M  
HUNTSVILLE TOWNSHIP, WEBER COUNTY, UTAH  
DECEMBER 2020

**OWNER'S DECLARATION**

I, Dale Grant, owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Trust Acknowledgment**

I, Dale Grant, do hereby acknowledge the existence of the trust created by my will, and I do hereby acknowledge that the property herein is being conveyed to the trust for the benefit of my heirs and assigns. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Individual Acknowledgment**

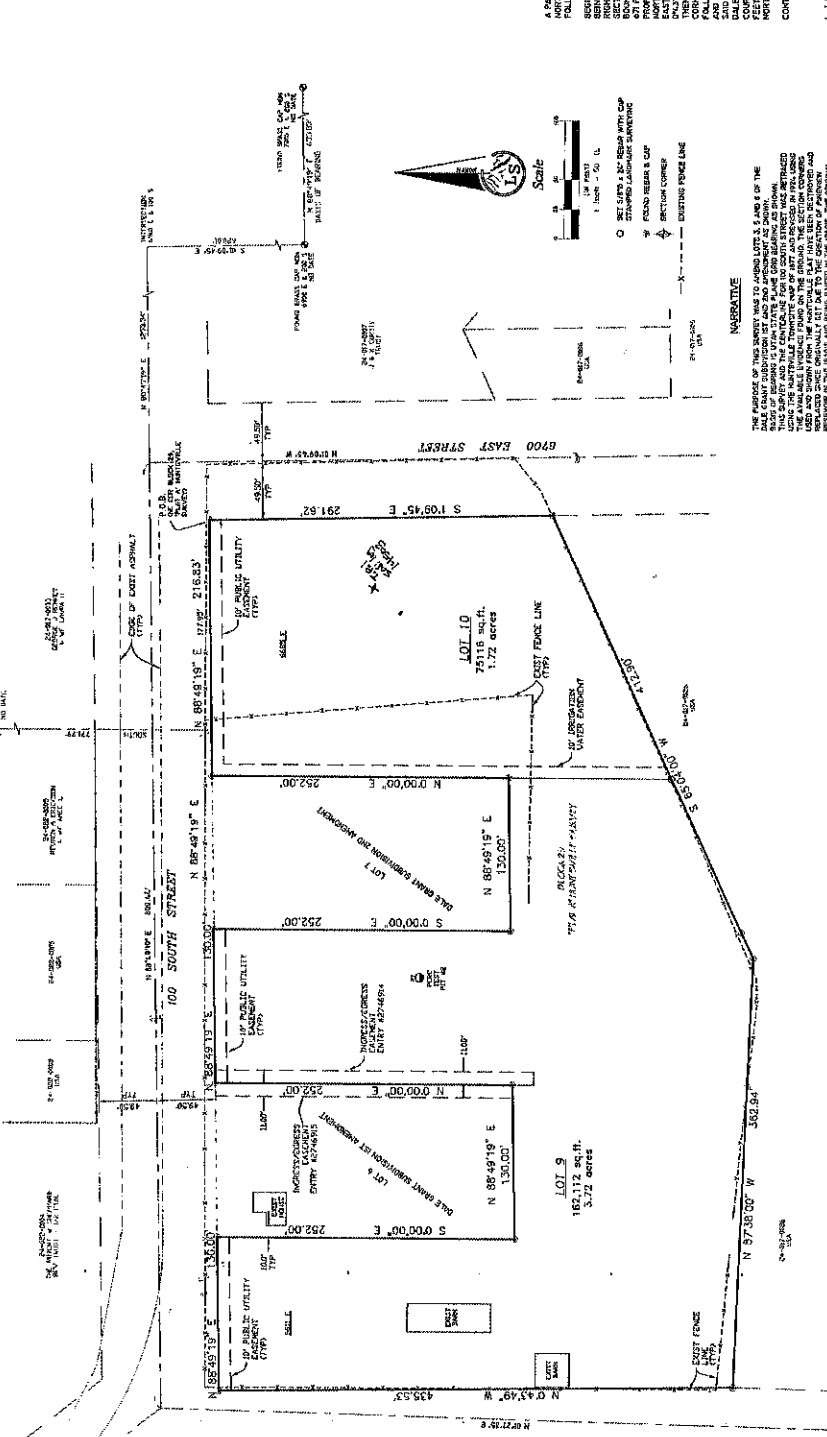
I, Dale Grant, do hereby acknowledge the existence of the trust created by my will, and I do hereby acknowledge that the property herein is being conveyed to the trust for the benefit of my heirs and assigns. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Boundary Description**

A PART OF BLOCK 89, PLAT A HUNTSVILLE SURVEY, AND THE NORTH HALF OF SECTION 18, T8N, R1E, S18&M, WEBER COUNTY, UTAH, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

**Surveyors Certificate**

I, Dale Grant, do hereby certify that I am a duly licensed surveyor in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.



**Webber County Surveyors Certificate**

I, Dale Grant, do hereby certify that I am a duly licensed surveyor in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Boundary Description**

A PART OF BLOCK 89, PLAT A HUNTSVILLE SURVEY, AND THE NORTH HALF OF SECTION 18, T8N, R1E, S18&M, WEBER COUNTY, UTAH, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

**Narrative**

The purpose of this survey was to divide the above described property into several lots and to establish the boundaries of each lot. The survey was conducted in accordance with the laws of the State of Utah and the standards of the National Society of Professional Surveyors. The survey shows the location of the lots, the boundaries of each lot, and the location of the utility lines and easements.

**Webber County Surveyors Certificate**

I, Dale Grant, do hereby certify that I am a duly licensed surveyor in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Peric Table**

Lot	Area (sq. ft.)	Area (acres)
Lot 9	162,112	3.72
Lot 10	74,116	1.72

**Agricultural Note**

The above described property is being conveyed to the trust for the benefit of my heirs and assigns. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Webber County Health Department**

I, Dale Grant, do hereby certify that I am a duly licensed health officer in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Huntsville Townsite Engineer**

I, Dale Grant, do hereby certify that I am a duly licensed townsite engineer in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Blair's Commission Approval**

I, Dale Grant, do hereby certify that I am a duly licensed Blair's Commission member in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Webber County Surveyors Certificate**

I, Dale Grant, do hereby certify that I am a duly licensed surveyor in the State of Utah, and I have prepared this plat in accordance with the laws of the State of Utah. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.

**Peric Table**

Lot	Area (sq. ft.)	Area (acres)
Lot 9	162,112	3.72
Lot 10	74,116	1.72

**Agricultural Note**

The above described property is being conveyed to the trust for the benefit of my heirs and assigns. I have not been convicted of a crime involving fraud or dishonesty within the last five (5) years.



EXCLUSIVE BRANDS

Model #: WB270316NF

## Global Industrial™ Outdoor Wall Mount Bottle Filling Station w/Filter, Green

[Write a Review](#) | [Questions & Answers \(0\)](#)

[Shop All Outdoor Wall Mount Bottle Fillers](#)

Select Color



Product Description

- ✓ Includes a ready-to-use PFAS and microplastic filter
- ✓ Corrosion-resistant 316 stainless steel provides protection against the elements
- ✓ Bypass cap for your choice of filtered or unfiltered operation



PRICE

**\$1,375.00**

1

Add To Cart

Ships Same Day

Enter a Zip

Enter zipcode

Save

Easy online or call-in returns [Read return policy](#)

[See More Details](#)



EXCLUSIVE BRANDS **BESTSELLER**

Model #: WB603601

## Global Industrial™ Outdoor Drinking Fountain with Bottle Filler, Rotocast Granite Finish

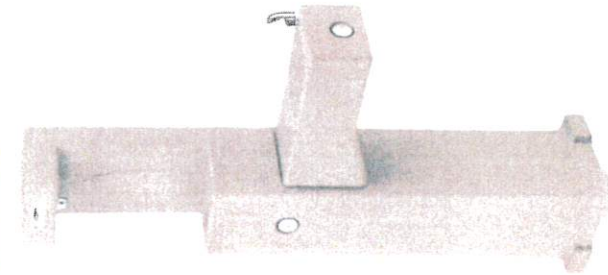
★★★★★ (2) | Questions & Answers (0)

[Shop All Outdoor Freestanding Bottle Fillers with Fountains](#)

### Product Description

- ✓ 1 drinking fountain & 1 bottle filling station
- ✓ Vandal-resistant bubbler with hood guard
- ✓ Lightweight & durable Rotocast resin body

Provide fresh & easily-accessible hydration at the push of a button with the Rotocast Granite Global Industrial™ Outdoor Bottle Filler & Drinking Fountain. The body is made of a vandal-resistant, lightweight and durable Rotocast resin material that is designed to look like a tan granite and able withstand the blazing summer sun, wet & snowy weather, and general wear over time. Equipped with a conventional drinking bubbler and a bottle filling station for an eco-friendly option, this is an unfiltered & unrefrigerated unit, which requires less maintenance and no electrical wiring. Check local codes for installation, plumbing & drainage standards & restrictions. Limited 1-Year Warranty



PRICE  
**\$1,225.00**

1

Add To Cart

Available on or around 06/10/2026

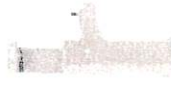
Enter a Zip

Enter ZIPcode

Save

Easy online or call-in returns [Read return policy](#)

Upgrade this item for just **\$200.00** more



**Global Industrial™  
Outdoor Drinking  
Fountain & Bottle Filler...**

★★★★★

Available on or around  
06/10/2026

**\$1,425.00**

Elkay LK4408BFBLK EZH2O Wall-Mounted Barrier Free ADA Black Outdoor Drinking Fountain Bottle Filler (Non-refrigerated)



# Elkay LK4408BFBLK EZH2O Wall-Mounted Barrier Free ADA Black Outdoor Drinking Fountain Bottle Filler (Non-refrigerated)

[Write a Review](#)

**Your Price: \$5,366.70**

List Price: ~~\$8,549.00~~

Your Savings: \$3,152.30 (37%)

Elkay LK4408BFBLK

Free Shipping

EMAIL A FRIEND

Quantity 1

ADD TO CART

## Description

[Specification Sheet](#)

[Installation Instructions](#)

The **Elkay LK4408BFBLK EZH2O Wall-Mounted Barrier Free ADA Black Outdoor Drinking Fountain Bottle Filler** is a tubular steel unit with textured powder-coat finish and E-Coat immersion for year-round beauty with minimum maintenance. The E-Coat immersion process coats the outside and inside of the unit for the ultimate in corrosion protection. This outdoor water fountain with bottle filler is designed to be easily accessible to both physically challenged and able-bodied individuals and is ideally suited for installation in public areas. This unit meets state and federal requirements as defined by the Americans with Disabilities Act, is constructed of marine-grade 316 stainless steel and includes a single bottle filler unit with laminar flow and front push-button activation. It complies with ADA guidelines and is certified to lead-free compliance including NSF/ANSI 61, CA 1953 and the Safe Drinking Water Act. **Please Note:** As per Elkay's policy, when adding a custom color, the unit is non-returnable.

**FY2026 Expenses Include:**

TC Minutes 6-4-26

Attachment #9

Community Center

- o Signage for Town Hall \$5,000

Roads

- o No Parking Signs \$20,000
- o Staining of Poles \$1,500
- o Water Heater and Roof Repair \$2,500
- o Building Maintenance – Gravel \$2,500

Parks

- o Sod \$10,000
- o Drinking Fountains \$5,000
- o Park Playground Repairs \$20,000
- o Playground Chips \$3,500

Cemetery

- o Sprinkler Repairs \$5,000

Capital

- o RAMP Grant \$32,000
- o RAMP Aldous Cabin \$6,000
- o Tractor Mower Deck and Brushes \$11,000
- o Auger for Tractor (to install signs) - \$3,200

Water

- o Repairs \$10,000

**FY 2027 Expenses Include:**

- o Road Repairs \$100,000
- o Stump Grinding \$5,000 (parks)
- o Woodchips \$2,000 (parks)
- o Staining of Stage \$8,000
- o Ice Shack and Pavilion Painting \$10,000
- o Eden Valley Trails \$17,000 (capital fund)
- o Shannon Computer \$2,500 (capital fund)
- o Landscaping of Roundabout \$100,000 (capital fund)
- o Pothole Machine \$5,000 (capital fund)

Updated 6/2/26 Budget Worksheet		FY2025	FY2026	Approved		Amended	Proposed	
Account Number	Account Title	YTD Actual	YTD Actual	Budget	calculations	Budget	Budget	Notes
				FY2026		FY2026	FY2027	
<b>GENERAL FUND - REVENUE</b>								
10-30-100	General Property Tax	111,909.52	114,337.02	112,000.00		114,000.00	114,000.00	check certified tax rate - TC approve
10-30-101	Personal Property Tax	1,029.79	284.21	1,000.00		250.00	250.00	
10-30-102	Prior Year Delinquent Tax	5,363.97	6,024.94	3,000.00		6,000.00	6,000.00	
10-30-103	Fee In Lieu of Property Tax	2,845.08	8,137.05	3,000.00		8,000.00	8,000.00	
10-31-100	General Sales & Use Tax	186,606.34	193,506.50	180,000.00	211,098.00	205,000.00	205,000.00	
10-31-103	Highway Transit Tax	17,881.87	18,567.73	18,000.00	20,255.71	19,000.00	19,000.00	
10-31-104	Telecommunication Tax	2,691.96	2,528.70	2,600.00	2,758.58	2,600.00	2,600.00	
10-31-105	Transient Room Tax	15,290.17	11,808.79	15,000.00	12,882.32	12,000.00	12,000.00	
10-31-106	Municipal Energy Sales Tax	1,166.44	53,269.16	30,000.00	58,111.81	55,000.00	55,000.00	
10-31-107	Town Option 1% Sales & Use Tax	48,313.39	204,134.25	-	222,691.91	215,000.00	215,000.00	
10-32-200	Business Licenses and permits	2,926.50	3,398.50	2,900.00		3,300.00	3,300.00	
10-32-201	Other Licenses/Permits	200.00	3,790.00	0.00		3,700.00	3,790.00	
10-32-202	Excavation Permit Fee	3,550.00	1,825.00	3,000.00		1,800.00	1,800.00	
10-32-203	Building - Permits	135,320.14	96,892.79	100,000.00	105,393.58	100,000.00	100,000.00	1-3 more \$7-9k permits coming this year
10-33-302	State Grants	0.00						
10-33-303	Local Grants (Ramp)	5,000.00	10,000.00	5,000.00		10,000.00	5,000.00	FY26 \$5,000 Ramp and \$5,000 Rocky Mountain
10-33-304	B & C Road Funds	70,695.05	60,923.34	60,000.00		60,000.00	60,000.00	FY26 - Most likely will receive \$10,000 more
10-34-400	Building Inspection Fees	1,425.75	274.50	1,400.00		250.00	250.00	
10-34-401	Building Impact Fees	150.00	0.00			0.00	0.00	
10-34-402	Zoning & Subdivision Fees	350.00	5,477.50	0.00		5,000.00	5,000.00	
10-34-403	Miscellaneous Fees	1,214.11	132.40	1,000.00		100.00	100.00	T-shirt sales
10-34-404	Landfill Fees	939.00	985.00	725.00		1,000.00	1,000.00	
10-34-406	First Street Toll Fee	69,645.07	98,049.34	69,000.00		98,000.00	115,000.00	Expecting more because of ramp closure
10-34-407	Pickleball Fees - Community Center	8,219.00	18,824.50	20,000.00	20,424.50	20,000.00	20,000.00	Rex thinks \$20,000 is conservative
10-34-408	Rental Fees - Community Center	999.00	4,895.75	1,000.00	4,991.75	4,900.00	5,000.00	
10-34-409	Town Event Revenue		929.00			900.00	1,000.00	
10-35-501	Court Fines	8,234.57	4,203.29	7,500.00		4,200.00	4,500.00	2500 in 2024; 12,000 in 2023; 14,000 in 2022
10-36-601	Interest earnings	48,917.41	34,010.52	40,000.00	40,812.62	40,000.00	40,000.00	
10-36-606	Rentals	0.00	6,061.43	4,500.00	7,261.43	7,200.00	14,400.00	Leased Property: 400 and 800
10-36-607	Contributions	175.00	75.00	0.00		75.00	100.00	Christmas Decoration Donations
10-37-703	Gain on Sale of Fixed Assets	0.00		0.00				
10-38-402	Cemetery Burial Permits	11,525.00	10,500.00	10,000.00		10,500.00	10,500.00	10-38-402 permits plus 10-38-404 plot sales m
10-38-404	Cemetery Plot Sales	18,837.50	11,750.00	10,000.00		11,500.00	10,500.00	
10-38-405	Cemetery Perpetual Care	0.00	0.00	0.00		0.00	0.00	
10-38-601	Interest Earnings-Cem Perp Care	8,183.65	0.00	0.00		0.00	0.00	

Updated 6/2/26 Budget Worksheet		FY2025	FY2026	Approved		Amended	Proposed	
Account Number	Account Title	YTD Actual	YTD Actual	Budget FY2026	calculations	Budget FY2026	Budget FY2027	Notes
10-39-402	Park Fees	3,481.93	3,567.69	4,000.00		3,500.00	3,500.00	
10-39-404	Park Event Concession	0.00	0.00	0.00		0.00	0.00	
10-39-603	Park Donations	1,418.09	12.40	1,500.00		10.00	100.00	Winter Carnival - no Winter Carnival in FY26
10-39-607	Park Contributions - OVPSA	6,198.78	73,379.67	80,000.00		73,000.00	80,000.00	No more from OVPSA before June 30th - See P
<b>TOTAL GENERAL FUND REVENUE</b>		<b>800,704.08</b>	<b>1,062,555.97</b>	<b>786,125.00</b>		<b>1,095,785.00</b>	<b>1,121,690.00</b>	

Updated 5/2/26

Budget Worksheet

Account Number	Account Title	FY2025 YTD Actual	FY2026 YTD Actual	Approved Budget FY2026	calculations	Amended Budget FY2026	Proposed Budget FY2027	Notes
<b>GENERAL FUND EXPENDITURES</b>								
10-40-101	Wages - Administration	107,535.70	92,854.61	110,000.00	111,425.53	115,000.00	120,000.00	
10-40-102	Payroll Tax Expense - All	8,226.56	7,419.92	8,500.00	8,903.90	9,500.00	9,500.00	
10-40-200	Administration - general	2,753.00	60.00	5,000.00		100.00	100.00	
10-40-201	Professional Services	31,196.75	5,324.52	37,500.00		10,000.00	10,000.00	Steve Davis
10-40-202	Public Safety	118,580.00	102,753.00	141,100.00	138,028.00	141,100.00	155,000.00	Sheriff
10-40-203	Insurance	24,042.43	23,744.09	28,000.00		25,000.00	25,000.00	
10-40-204	Advertising / Public Notices		208.60			250.00	250.00	New Account
10-40-205	Awards and Promotions	7,621.77	5,330.02	6,000.00		8,000.00	8,000.00	
10-40-206	Attorney Services		6,156.25		9,156.25	12,000.00	12,000.00	New Account
10-40-207	Animal Control		6,318.00		8,424.00	9,000.00	9,000.00	New Account
10-40-208	Audits		14,485.00			15,000.00	15,000.00	New Account
10-40-209	Travel, Education, Training	3,056.58	4,362.33	3,000.00		5,000.00	5,000.00	
10-40-210	Bank Charges	108.82	86.07	150.00	114.76	150.00	150.00	
10-40-301	Utilities-Town Hall Water	1,988.64	1,535.95	4,000.00	1,917.80	2,000.00	2,000.00	
10-40-302	Utilities-Town Hall Natural Gas	1,605.24	670.81	4,000.00	804.97	1,000.00	1,000.00	
10-40-303	Utilities-Town Hall Electricit	1,652.45	1,241.29	4,000.00	1,354.13	1,500.00	1,500.00	
10-40-304	Utilities-Town Hall Telecom	1,622.71	1,696.07	4,000.00	1,850.34	2,000.00	2,000.00	
10-40-401	Town Event Expenses		906.31		1,406.31	2,000.00	1,000.00	New Account
10-40-500	Supplies/Materials	301.42	0.00	500.00		500.00	500.00	
10-40-501	Office Supplies	19,926.01	22,541.20	25,000.00	27,049.44	28,000.00	28,000.00	
10-40-502	Operating Supplies	5,885.51	404.99	6,000.00		5,000.00	5,000.00	Including expense for tshirts
10-40-504	Books, Pub, Subscriptions	1,157.94	1,569.99	1,200.00		2,000.00	2,000.00	
10-40-601	Repair/Maintenance - Property	3,878.97	4,351.15	10,000.00		20,000.00	20,000.00	Pack Attack for Town Hall
10-40-602	Repair/Maintenance - Building	1,025.22		2,500.00		2,500.00	2,500.00	ASK BILL MORRIS'S BUILDING REPAIR RESERVE
10-40-604	Repair/Maintenance - Machine & Equip	0.00		0.00		0.00	0.00	
10-46-402	State Surcharge-Building Permi	841.30	354.85	900.00		1,000.00	1,000.00	
10-46-403	Building inspection expense	12,245.00	23,068.00	5,000.00	27,808.00	30,000.00	30,000.00	Guessing 60 hours @79/hr for Sean
10-46-404	Planning & Zoning expense	1,738.50	2,250.00	5,000.00	2,700.00	5,000.00	5,000.00	
10-47-101	Wages - Community Center	7,800.00	13,390.00	15,600.00	16,068.00	16,500.00	16,500.00	
10-47-102	Payroll Tax Expense - Community Center	596.70	1,024.40	1,200.00	1,229.28	1,250.00	1,250.00	
10-47-204	Advertising - Community Center	262.48	0.00	500.00		500.00	500.00	
10-47-210	Bank Charges - Community Center	921.85	2,028.07	2,500.00	2,213.07	2,500.00	2,500.00	\$185/month for Swift
10-47-211	Credit Card Charges - Community Center	398.12	776.07	1,500.00	931.28	1,500.00	1,500.00	
10-47-301	Utilities - Community Center Water	471.25	1,535.95	1,200.00	1,707.80	2,100.00	2,100.00	\$171.85/month
10-47-302	Utilities - Community Center Natural Gas	1,425.24	1,341.57	3,000.00	1,609.88	1,800.00	1,800.00	
10-47-303	Utilities - Community Center Electricity	1,335.78	2,610.53	3,000.00	2,847.85	3,200.00	3,200.00	

Updated 6/2/26

Budget Worksheet

Account Number	Account Title	FY2025 YTD Actual	FY2026 YTD Actual	Approved Budget FY2026	calculations	Amended Budget FY2026	Proposed Budget FY2027	Notes
10-47-502	Operating Supplies - Community Center	1,887.70	2,730.30	6,000.00	7,730.30	10,000.00	10,000.00	FY26 \$1,000 for kitchen supplies, \$5,000 for bu
10-47-503	Food & Entertainment	0.00	0.00	1,000.00		1,000.00	1,000.00	
10-47-601	Repair/Maintenance - Community Center	0.00	0.00	0.00		5,000.00	5,000.00	Ask Bill Morris Building Repair Reserve
10-48-301	Utilities - Leased Property Water	361.76	57.50	0.00		57.50	1,242.00	
10-48-302	Utilities - Leased Property Nat Gas	167.59	11.62	0.00		20.00	50.00	
10-48-303	Utilities - Leased Property Electric	112.29	47.09	0.00		50.00	100.00	
10-48-304	Utilities - Leased Property Telecom	0.00		0.00	0.00	0.00	0.00	
10-48-602	Repair/Mntnce Buildings - Leased Property		624.20			1,000.00	5,000.00	
10-49-101	Transfer to Capital Projects Fund			0.00		150,000.00	150,000.00	
10-50-301	Utilities-History Water	1,124.50	954.50	0.00	1,058.00	1,100.00	0.00	Will pay these costs from leased property start
10-50-302	Utilities-History Natural Gas	434.16	78.76	0.00	94.51	100.00	0.00	
10-50-303	Utilities-History Electricity	205.95	328.64	0.00	358.52	400.00	0.00	
10-50-304	Utilities-History Telecom	385.56	32.13	0.00		35.00	0.00	
10-50-500	Materials History Museum	134.50	1,896.09	500.00		2,000.00	500.00	New Computer, Furniture for new office space
10-50-602	Repair/Maintenance - Building History Ctr	215.48	1,684.51	0.00		2,000.00	0.00	
10-50-603	Repair/Maintenance - Town Cabin	0.00	6.20	0.00		100.00	1,000.00	
10-54-101	Wages - Roads	14,955.78	10,651.63	18,000.00	12,781.96	15,000.00	15,000.00	
10-54-102	Payroll Tax Expense - Roads	1,144.11	814.85	1,500.00	977.82	1,000.00	1,000.00	
10-54-209	Education	0.00	0.00	3,000.00		3,000.00	3,000.00	I think Mack's CDL was only \$500
10-54-301	Utilities - Roads Water	954.00	1,196.50	1,200.00	1,322.00	1,500.00	1,500.00	
10-54-302	Utilities - Roads Natural Gas	1,954.25	1,301.97	2,500.00	1,562.36	1,700.00	1,700.00	
10-54-303	Utilities - Roads Electricity	3,763.15	3,226.72	4,000.00	3,520.06	4,000.00	4,000.00	
10-54-501	Office Supplies - Roads		429.79			500.00	500.00	Maintenance Computer
10-54-502	Operating Supplies - Roads	20,726.53	21,063.77	32,000.00	41,063.77	45,000.00	20,000.00	FY26 Includes \$20,000 new road signs (no park
10-54-505	Road Repair Material	91,420.00	94,783.07	80,000.00		95,000.00	100,000.00	
10-54-602	Repair/Mntnce Bldgs - Road	1,292.65	135.00	1,500.00		1,500.00	6,500.00	FY26 Staining Poles; FY27 - Blaine request - gra
10-54-604	Repair/Mntnce Mach/Equip - Road	2,283.67	5,342.58	5,000.00		8,000.00	8,000.00	Upped this for truck repairs on the older truck
10-54-805	Capital-Machinery/Equip Roads	0.00						
10-64-101	Wages - Parks	9,531.06	7,517.27	12,000.00	9,020.72	11,000.00	11,000.00	
10-64-102	Payroll Tax Expense - Parks	729.15	575.08	1,000.00		1,000.00	1,000.00	
10-64-200	Parks - OVPSA Contract Dues	12,590.16	12,515.33	13,000.00		13,000.00	13,000.00	
10-64-301	Utilities - Parks Water	7,078.55	5,125.05	6,000.00	6,629.75	7,500.00	7,500.00	
10-64-302	Utilities - Parks Natural Gas	238.66	283.75	500.00	340.50	500.00	500.00	
10-64-303	Utilities - Parks Electricity	2,649.65	1,792.55	3,000.00	1,935.51	2,200.00	2,200.00	
10-64-502	Operating Supplies - Parks	7,398.22	14,854.67	7,000.00	55,354.67	60,000.00	10,000.00	FY26 \$3,500 for woodchips, \$20,000 for playgr

Updated 6/2/26

Budget Worksheet

Account Number	Account Title	FY2025 YTD Actual	FY2026 YTD Actual	Approved Budget FY2026	calculatfons	Amended Budget FY2026	Proposed Budget FY2027	Notes
10-64-503	Food & Entertainment	0.00	326.84	1,000.00		350.00		
10-64-601	Repair/Maintenance - Parks Pro	35,426.10	48,238.24	62,500.00	78,238.24	85,000.00	50,000.00	FY26 Includes \$12,000 for tree removal, \$8,250
10-64-805	Capital Outlay-Parks Equip	0.00	0.00	0.00				
10-66-101	Wages - Cemetery	14,798.75	12,570.81	16,500.00	15,084.97	17,000.00	17,000.00	
10-66-102	Payroll Tax Expense - Cemetery	1,132.13	961.72	1,100.00	1,154.06	1,300.00	1,300.00	
10-66-301	Utilities - Cemetery Water	1,810.00	954.50	1,900.00	2,178.00	2,300.00	2,300.00	
10-66-303	Utilities - Cemetery Electric	1,559.06	1,459.15	1,600.00	1,591.80	1,800.00	1,800.00	
10-66-501	Office Supplies - Cemetery	41.52	990.46	200.00		1,000.00	200.00	FY26 New Computer
10-66-502	Operating Supplies-Cemetery	2,028.00	1,705.70	12,600.00		2,000.00	2,000.00	FY26 included \$8600 for mini hose from Irrigatic
10-66-601	Repair/Maintenance - Cemetery	33,152.46	12,850.59	30,000.00		25,000.00	25,000.00	FY26 Includes \$5,000 for sprinkler move/repair
10-67-101	Wages - Landfill	3,472.01	4,660.95	4,000.00	5,593.14	6,000.00	6,000.00	
10-67-102	Payroll Tax Expense - Landfill	265.62	356.57	350.00	427.88	500.00	500.00	
10-67-502	Operating Supplies-Landfill	33.14	916.08	100.00		1,500.00	1,500.00	
10-67-601	Repair/Mtnce-Landfill Prop	0.00	0.00	600.00		1,000.00	1,000.00	
10-67-604	Rep/Mtnce-Landfill Mach/Equip	0.00	187.86	100.00		1,000.00	1,000.00	
10-80-101	Wages - Secondary Water	2,801.97	1,603.70					All expenses will be paid by secondary water company
10-80-102	Payroll Tax Expense - Secondar	214.34	122.68					
10-80-501	Office Supplies-Secundary Wate	1,114.00	1,286.50					
10-80-502	Operating Supplies - Secondary Water	32.92	2,430.68					
10-80-606	Repair/Mtnce-Secundary Propert	0.00	0.00					
<b>TOTAL GENERAL FUND EXPENDITURES</b>		<b>651,823.04</b>	<b>634,083.76</b>	<b>771,100.00</b>		<b>1,071,962.50</b>	<b>989,742.00</b>	
<b>NET TOTAL GENERAL FUND</b>		<b>148,881.04</b>	<b>428,472.21</b>	<b>15,025.00</b>		<b>23,822.50</b>	<b>131,948.00</b>	

Updated 6/2/26 Budget Worksheet		FY2025	FY2026	Approved		Amended	Proposed	
Account Number	Account Title	YTD Actual	YTD Actual	Budget	calculations	Budget	Budget	Notes
				FY2026		FY2026	FY2027	
<b>CAPITAL PROJECTS FUND</b>								
30-33-301	Federal Capital Grants	0.00	0.00	0.00		0.00	0.00	
30-33-302	State Capital Grants	250,000.00	0.00	0.00		0.00	0.00	
30-33-303	Local Capital Grants - Ramp	347,193.00	0.00	0.00	94,693.00	90,000.00	0.00	\$82,693 RAMP for Community Center, \$12,000
30-36-601	Interest Earnings	4,500.08	164.29	100.00		150.00	150.00	
30-36-602	Donations - Town Hall Construction	34,350.00	1,304.30	1,800.00		1,300.00	1,800.00	Margo Smetzer continues to donate \$600 even
30-36-603	Misc Donations	0.00	3,790.00	0.00		3,700.00	4,000.00	FY26 includes \$3,550 in landfill dumping fees
30-37-701	Interfund Transfers - from General Fund	0.00		0.00		150,000.00	150,000.00	
<b>TOTAL CAPITAL FUND REVENUE</b>		<b>636,043.08</b>	<b>5,258.59</b>	<b>1,900.00</b>		<b>245,150.00</b>	<b>155,950.00</b>	
30-42-801	Capital Outlays-Town Hall	424,303.42	43,318.90	0.00		45,000.00	0.00	Landscaping and Flagpole
30-42-802	Capital Outlays-Buildings	17,780.05	2,068.00	0.00	15,268.00	20,000.00	30,000.00	FY26 \$7,200 Flooring on History Museum, \$6,000
30-42-803	Capital Outlays-Infrastructure	0.00	28,421.35	0.00		30,000.00	0.00	FY26 Landfill/New Cemetery Road
30-42-805	Capital Outlays-Machinery/Equip	-1,110.73	6,534.90	0.00	20,734.90	22,000.00	0.00	FY26 \$6,500 Community Center Floor Scrubber
30-42-806	Capital Outlay-Software	1,200.00	0.00	0.00		0.00	2,500.00	Shannon Computer
30-42-807	Capital Outlays-Other	10,500.00	70,187.01	0.00	82,637.01	90,000.00	117,000.00	FY26 includes tables and sound system - addin
<b>TOTAL CAPITAL FUND EXPENDITURES</b>		<b>452,672.74</b>	<b>150,530.16</b>	<b>0.00</b>		<b>207,000.00</b>	<b>149,500.00</b>	
<b>TOTAL CAPITAL FUND</b>		<b>183,370.34</b>	<b>-145,271.57</b>	<b>1,900.00</b>		<b>38,150.00</b>	<b>6,450.00</b>	

Updated 6/2/26 Budget Worksheet		FY2025	FY2026	Approved	Amended	Proposed	
Account Number	Account Title	YTD Actual	YTD Actual	Budget	Budget	Budget	Notes
				FY2026	FY2026	FY2027	
<b>JULY 4TH FUND</b>							
40-33-303	Local Capital Grants	0.00		0.00	0.00	0.00	
40-34-402	Fees	1,700.00	3,550.00	2,000.00	3,550.00	5,000.00	
40-34-404	Concessions	6,007.37	3,924.00	6,000.00	3,900.00	4,000.00	
40-34-405	Fun Run - Holding	1,424.73	1,465.00	1,400.00	1,400.00	1,500.00	
40-34-406	Entertainment	0.00	3,872.01		3,800.00	3,800.00	
40-36-603	Donations	75.00	3,246.00	5,000.00	3,200.00	11,000.00	RMP \$1,000 and Powder Mtn \$10,000
<b>TOTAL JULY 4TH REVENUE</b>		<b>9,207.10</b>	<b>16,057.01</b>	<b>14,400.00</b>	<b>15,850.00</b>	<b>25,300.00</b>	
40-44-101	Wagas - July 4th	0.00		0.00	0.00	0.00	
40-44-102	PR tax - July 4th	0.00		0.00	0.00	0.00	
40-44-201	Professional Services	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	Lindsey Ketchum
40-44-205	Awards & Promotions	45.00	0.00	100.00	100.00	100.00	
40-44-211	Credit Card Charges - July 4th		305.21		350.00	350.00	
40-44-305	Waste & Disposal	1,332.60	650.00	1,500.00	650.00	650.00	
40-44-402	Sales Tax Expense	662.08	863.08	700.00	900.00	900.00	
40-44-403	License and Permits	0.00	0.00	100.00	100.00	100.00	Ramona - Fireworks
40-44-501	Office Supplies		461.49		500.00	500.00	
40-44-502	Operating Supplies	3,148.64	4,442.59	3,200.00	4,500.00	4,500.00	
40-44-503	Food and Entertainment	10,427.76	12,839.76	11,000.00	13,000.00	12,000.00	based on last years cost
40-44-505	Fun Run Supplies	218.15	660.08	300.00	700.00	700.00	
<b>TOTAL JULY 4TH EXPENSE</b>		<b>20,834.23</b>	<b>25,222.21</b>	<b>21,900.00</b>	<b>25,800.00</b>	<b>24,800.00</b>	
<b>NET JULY 4TH FUND</b>		<b>-11,627.13</b>	<b>-9,165.20</b>	<b>-7,500.00</b>	<b>-9,950.00</b>	<b>500.00</b>	

Updated 6/2/26

Budget Worksheet

Account Number	Account Title	FY2025 YTD Actual	FY2026 YTD Actual	Approved Budget FY2026	calculations	Amended Budget FY2026	Proposed Budget FY2027	Notes
<b>WATER FUND</b>								
50-33-302	State Grants	0.00				0.00		
50-33-303	ARPA Funds	0.00				0.00		
50-34-201	Water Connection Fees	31,650.00	0.00	0.00		0.00		
50-34-204	Water Meter Fees	3,927.11	459.13	1,500.00		400.00	0.00	
50-34-404	Waste Service, Est \$7,400 per mth	74,819.18	74,135.33	80,000.00	81,535.33	80,000.00	88,000.00	2nd cans had not been getting charged
50-34-405	Water Service, Est \$43k per mth	344,611.55	451,714.59	355,000.00	494,714.59	490,000.00	500,000.00	
50-35-506	Penalties and Interest, Est \$500 per mth	7,235.47	6,024.72	6,000.00	6,524.72	6,300.00	6,000.00	\$500/month
50-36-600	Miscellaneous Revenue	665.00	230.00	665.00		200.00	200.00	
50-36-601	Interest Earnings	13,327.77	7,377.76	8,000.00	8,853.31	8,000.00	8,000.00	\$700/month
<b>TOTAL WATER FUND REVENUE</b>		<b>476,236.08</b>	<b>539,941.53</b>	<b>451,165.00</b>		<b>584,900.00</b>	<b>602,200.00</b>	
50-41-101	Wages Water	33,537.19	42,861.54	33,000.00	53,233.85	60,000.00	70,000.00	
50-41-102	PR Taxes Water	2,565.58	3,278.85	2,500.00	3,934.62	6,000.00	7,000.00	
50-41-201	Professional Services	18,137.30	32,711.73	48,000.00	34,711.73	35,000.00	10,000.00	FY26 Includes \$18,000 to Thom Summers mont
50-41-202	Technical Services	438.00	1,435.00	5,350.00		5,350.00	2,000.00	FY26 Includes \$2,750 for GMI Mapping Service
50-41-204	Advertising/Public Notices	0.00	0.00			1,000.00	1,000.00	
50-41-209	Travel, Education, Training	783.90	833.74	1,100.00		1,100.00	1,100.00	Rural Water Assoc \$900
50-41-210	Bank Charges		27.49		29.99	50.00	50.00	
50-41-300	Utility Service - Hookup	0.00	0.00					
50-41-302	Utilities-Natural Gas	1,300.86	1,224.93	2,000.00	1,469.92	1,600.00	1,600.00	
50-41-303	Utilities-Electricity	3,497.26	2,824.11	4,000.00	3,080.85	3,300.00	3,300.00	
50-41-304	Utilities-Telecommunication	1,513.36	1,434.08	2,000.00	1,564.45	1,600.00	1,600.00	
50-41-305	Waste and Disposal, Est 4k per mth	75,566.55	67,091.93	80,000.00	80,691.93	83,000.00	83,000.00	economwaste is 6800 per month
50-41-306	Water Rights/Shares	10,644.81	10,359.92	11,000.00		11,000.00	11,000.00	Weber Basin Water paid once a year - trying to
50-41-501	Office Supplies	7,890.34	6,363.61	6,000.00	6,563.61	7,000.00	7,000.00	Online bill payment \$100/month and Caselle,
50-41-502	Operating Supplies	33,902.46	21,781.08	24,000.00	23,281.08	30,000.00	30,000.00	
50-41-504	Books, Pub, Subscriptions	2,375.39	1,885.79	3,500.00		2,500.00	2,500.00	Meterworks, GPS - Annual Sub
50-41-601	Repair/Mtnce Grounds	396,491.46	74,401.86	150,000.00	89,401.86	150,000.00	150,000.00	
50-41-604	Repair/Mtnce Machinery/Equip	5,788.85	9,792.86	6,000.00		15,000.00	15,000.00	
50-41-702	Debt Service Interest Expense	13,995.40	12,420.60	14,000.00		13,000.00	13,000.00	Interest Pymt \$6,210.30 *2
50-41-703	Debt Service Fees	0.00						post to 50-21-104 -
50-41-800	Depreciation	237,470.58				0.00	0.00	auditor will adjust for depreciation
50-41-803	Infrastructure Capital Expense -	0.00	26,304.00	11,000.00		97,500.00	0.00	FY26 Engineering/Design of Water Line Replac
<b>TOTAL WATER FUND EXPENSE</b>		<b>845,899.29</b>	<b>317,033.12</b>	<b>403,450.00</b>		<b>524,000.00</b>	<b>409,150.00</b>	
<b>NET WATER FUND</b>		<b>-369,663.21</b>	<b>-222,908.41</b>	<b>-47,715.00</b>		<b>-60,900.00</b>	<b>-193,050.00</b>	Net effect on Water Fund Balance

Updated 6/2/26 Budget Worksheet		FY2025	FY2026	Approved		Amended	Proposed	
Account Number	Account Title	YTD Actual	YTD Actual	Budget	calculations	Budget	Budget	Notes
				FY2026		FY2026	FY2027	
<b>CEMETERY PERPETUAL CARE FUND</b>								
70-36-601	Interest Earnings	8,183.64	14,300.41		16,700.41			lowered by 500 to be more accurate
70-38-202	Burial Permits	11,525.00	7,350.00					No budget - 1/2 of plot sales & burial permits
70-38-404	Cemetery Plot Sales	18,837.50	14,900.00					
<b>NET CEMETERY PERPETUAL CARE FUND</b>		<b>38,546.14</b>	<b>36,550.41</b>	<b>0.00</b>		<b>0.00</b>		

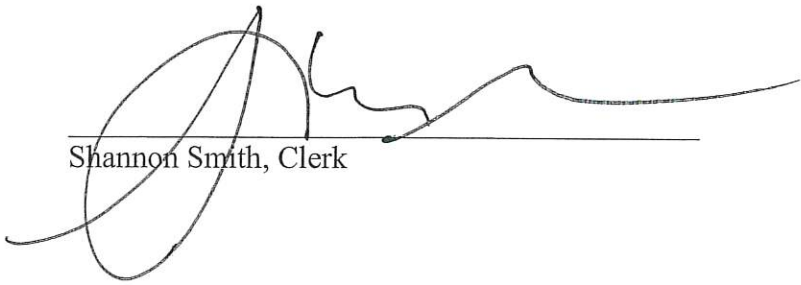


## NOTICE OF ACTION

**TO: Huntsville Town Council**  
**FROM: Huntsville Town Planning Commission**  
**DATE: May 20, 2026**  
**RE: Ordinance 2026.4.23 1B- Development agreement for McKay Meadows**

The Huntsville Town Planning Commission discussed and recommended approval for **Ordinance 2026.4.23 1B; Development agreement for McKay Meadows**

The Huntsville Planning Commission held a Public Hearing on May 20<sup>th</sup> 2026. They voted unanimously, in favor of recommending approval for this Ordinance. Attached to this notice of action is a list of recommendations the Planning Commission would like to present to the Town Council for consideration.



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Shannon Smith, Clerk

Huntsville Town Planning Commission  
Proposed Changes to McKay Meadows DA  
May 20, 2026

Page 4

1. Paragraph 2: Delete all of 4.2 and replace with- **4.2 Future Laws.**  
Except as expressly provided in this Agreement, the Project and the Property shall remain subject to all future ordinances, resolutions, regulations, standards, specifications, policies, and requirements of the Town, including future amendments to the Huntsville Municipal Code, as may be adopted from time to time pursuant to the Town's police powers and land use authority.

2. Replace 5.1, 5.2, 5.3 (on page 5) with:

5. **Obligations**

5.1 **Frontage** Frontage for Parcels 1 and 2 is designated off 500 North. Frontage for Parcel 4 and 5 is designated off 100 South. Parcels 1, 2, 4 and 5 have adequate frontage and are consistent with Town zoning requirements for the A-3 Zone.

5.2 **Flag Lot** As part of the project, and in exchange for downzoning, Parcel 3 will be configured as a flag lot with the driveway accessing 100 South (as depicted on **Exhibit B**). The driveway for parcel 3 shall be constructed as a shared driveway and shall be a minimum of twenty ~~feet~~ (20) wide.

- twenty -

5.3 **Access** In order to minimize potential degradation and adverse effects to Spring Creek, only one bridge will be constructed over Spring Creek, as part of the shared driveway to Parcel 3. This shared driveway from 100 South can be used as the access point for Parcels 3, 4 and 5. For safety purposes, circulation, and traffic flow on 500 North, only one access point shall be constructed with a shared driveway to Parcel 2 and will provide access to Parcel 1. The shared driveway from 500 North to Parcel 2 may continue south through Parcel 3 and may be connected to the shared driveway from 100 South, as depicted on **Exhibit B**, which configuration has been reviewed for compliance with Weber County Fire Marshal regulations and standards.

Page 5

1. Paragraph 2: **Tree Restoration Remediation.** Owner agrees to plant and maintain (to the extent they're on Owner's property) ing new trees along the south side of Spring

Creek. Owner will counsel with Huntsville Town Tree Committee to determine what trees are most suitable for planting in that area.

2. Paragraph 3: **Wetlands Protection.** A U.S. Army Corps of Engineers permit or formal jurisdictional determination shall be required prior to approval of the Final Survey. Any development is subject to the Huntsville TOWN Sensitive Lands ordinance.-

Other:

- It is recommended to add language requiring/acknowledging the formation of an HOA



# HUNTSVILLE TOWN CULINARY WATER SYSTEM REVIEW

June 4, 2026

TC Minutes 6-4-26  
Attachment #11

# Agenda

- Current System Status
- Pipeline Replacement Project Status
- FY2026 Budget Status
- McKay Meadows Recommendations

## Current System Status

- Continuing with maintenance and lifecycle replacement tasks
- Still trying to verify the cause for loss of water being sent to the reservoir
  - Estimated in the 20,000 gallons/day range
  - Digging currently at the base of the reservoir
- Recent distribution subsystem loss trends are increasing
  - May losses approached 4 million gallons
  - Rural Water is helping search for leaks
  - Hopefully the upcoming line replacement project will significantly mitigate

# Digging at the Reservoir is Currently Ongoing



# Pipeline Replacement Project Status

- Easement issues resolved
  - NRCS agreed with a prescriptive easement for pipeline layout
- Draft Request for Proposal (RFP) received from Sunrise
  - Comments returned and could be submitted to DDW by June 8th
  - Once approved by DDW, the RFP will be posted around June 20th
- Aiming for a contract award around July 7th

## FY 2026 Budget Status

- FY 2026 budget for maintenance (line item 601) was \$150,000
- As of June 2nd we had spent ~\$85,000
- Still to be included
  - The reservoir leak repair ongoing right now
  - Telemetry radio installation
- Still hoping to use surplus funds from the pipeline replacement, assuming they materialize, to fund work on the pipelines to the reservoir and back

# Recommendations on the McKay Meadows Culinary Hookup

- Use PVC C900 DR18 PVC – consistent with current implementation in town
  - Connect a branch to existing main with an 8in gate valve and PVC
- Use HDPE for section going under 1<sup>st</sup> St and Spring Creek
  - End the PVC with an 8in gate valve and reduce to 6in HDPE in a sleeve to go underground
- Convert to 6in PVC after resurfacing
- Install a fire hydrant at the end of 6in PVC or commit to installing when houses are built



Huntsville Town Council

May 16, 2026

Re: Culinary Water Supply, McKay Meadows

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Bill Morris

Dear Town Council;

Blaine Vernon, Richard Hanson, Thom Summers, Jeff Keeney, Lewis Johnson, Bruce Ahlstrom and I met with Matthew McKay and Shawn Durant on May 14 to discuss the culinary and secondary water hookups for the McKay Meadows subdivision. I will address the Culinary Water Department's recommendation for the culinary water hookup/infrastructure installation in this letter.

Matthew presented an engineered drawing of their proposed installation for both the culinary and secondary lines, a portion of which is included below. They propose connecting to our 8 inch C900 DR18 PVC culinary line at the corner of 100 S 7600 E with 8 inch C900 DR18 PVC and running it along 100 S to approximately 7650 E where they would install a gate valve and reduce down to a 4 inch HDPE line running under 100 South and into the subdivision, dead ending in the subdivision with no fire hydrant.



We asked why they wanted to use 4 inch HPDE for the distribution line into McKay Meadows and they weren't certain why. All agreed that HDPE in a HDPE sleeve, sealed at each end, would be used for the section of pipe routed under 100 S.

Auxiliary aids and services are available upon request to individuals with disabilities by calling Huntsville Town @ 801.745.3420. Individuals with speech and/or hearing impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162. Equal Opportunity Employer/Program.

Utah Administrative Code 309-550-5, Water Main Design, paragraph (4) Minimum Water Main Size, states "For water mains not connected to fire hydrants, the minimum line size shall be 4 inches in diameter, unless it serves picnic sites, parks, semi-developed camps, primitive camps, or roadway rest-stops. Minimum water main size, serving a fire hydrant lateral, shall be 8 inches in diameter unless a hydraulic analysis indicates that required flow and pressures can be maintained by 6-inch lines."

Based on the above information and consultation with our culinary water team, I recommend Huntsville Town require the following, which includes some changes to the proposed design:

- 1) The connection to our existing 8 in C900 DR18 PVC culinary line (marked as a circled 2 in the above drawing) should be made with C-900 DR18 including an 8 in gate valve. It would then make a 90-degree bend and follow east along 100 S.
- 2) The line routing will bend to head north where it is routed under 100 S. The point where this happens is at a different location (per Matthew's request) than shown on the diagram. At the point where it goes under 100 S, there should be an 8 in gate valve and the line going under the road should use a minimum of 6 inch HDPE in a HDPE sleeve sealed at each end. The conversion to 6 inch HDPE starts and ends at the entry and exit to this underground passage.
- 3) The line exiting under Spring Creek into the subdivision should be converted back to a minimum of 6 in C900 DR-18 PVC.
- 4) Since future home sites are located near the end of the new line, recommend a fire hydrant be installed near the end of the line or written agreement made to install one when any homes are built. With the Weber County Fire Department agreement, recommend 6 in C900 DR18 PVC is sufficient to supply the needed fire flow capability.

Regarding our recommendation for use of PVC water lines, it is based on maintaining a consistent pipe material throughout the town, simplifying future maintenance training and material costs, plus our negative experiences with HDPE outside town boundaries. Using a 6 in C900 DR18 PVC subdivision line also allows consistency with sizing in other areas of town and meets minimum fire suppression requirements should homes be built in the area. By using C900 DR18 PVC, proper bedding is required but a fabric liner underneath the pipeline will not be required.

Respectively submitted,



Ronald Gault  
Huntsville Town Culinary Water Manager