

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, November 2, 2023, 6:00 p.m.
Huntsville Town Maintenance Bldg., 165 South 7500 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Excused
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Lt. Cowley, Michaeline and Bill Wangsgard

Zoom: Mayor Sorensen, Sheree Evans – Treasurer

1-TCM Hunter, acting chair, called the meeting to order.
 There is a full quorum present.

2-Pledge of Allegiance led by TCM Bruce Ahlstrom

3-Opening Ceremony given by TCM Artie Powell

4-Public Comments: No public comments.

5-Sheriff’s Report: No report.

6-Discussion and/or Action on approval of Fraud Risk Assessment

Sheree Evans said the Fraud Risk Protection is revaluated once a year. Huntsville has a good score. (See Attachment #1) **TCM Powell motioned to approve the Fraud Risk Assessment. Ahlstrom seconded the motion. Roll Call Vote. Votes reflected below. Motion passes 4-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson				X
CM Sandy Hunter	X			
CM Artie Powell	X			

7-Discussion and/or Action on approval of the First Quarter Financial Report

TCM Powell was curious about the \$20,673.62 allocated to the July 4th Fund on the financial report. (See Attachment #2) Sheree Evans, treasurer said it did not sound familiar and she

would research it. **TCM Powell motioned to table the approval of the 1st quarter financial report until the next TC Meeting. TCM Ahlstrom seconded the motion. All votes Aye. Motion passed.**

8- Discussion and/or action on the Nomination of Kay Larrison as Acting Treasurer

(See Attachment #3)TCM Hunter explained that while Sheree is in the hospital the former Town Treasurer, Kay Larrison, will fill in for her. Mayor Sorensen recognized Sheree for going the extra mile in securing a replacement even as she was being admitted to the hospital. Sheree explained that she wanted to make sure the Town was covered. Everyone expressed their love and well wishes to Sheree. **Mayor Sorensen motioned to approve the Nomination of Kay Larrison as acting Town Treasurer. TCM Powell seconded the motion. All votes Aye. Motion passed.**

9- Discussion and/or action on approval of the minutes for TC Meeting October 19, 2023 .

TCM Hunter clarified that the Weber County Plat Map was different from the Geo Gizmo Map. The WC Plat Map was what showed the question mark on the road (line 4). She also made suggested changes to lines six through eight, clarifying the sentences about grandfathered status.

TCM Powell suggested the last sentence be changed to “The TC discussed having an MOU between the Town, Planning Commission, and Mr. Beck in the near future.”

(See Attachment #4) TCM Ahlstrom motioned to approve the minutes for Town Council Meeting October 19, 2023 with the suggested changes. TCM Powell seconded the Motion. All votes Aye. Motion passed.

TCM Powell wanted to discuss the difference between non-conforming lots and non-complying lots and grandfathered status. The TC discussed different situations in Town where these issues came up.

10. Discussion and/or action on approval of Ordinance 2023-01-26 Wangsgard Development Agreement (See Attachment #5)

TCM Hunter and Michaeline Wangsgard discussed changes they had already made to the document.

Michaeline Wangsgard wanted to clarify whether they still needed to have the turnaround spot for a fire engine and whether the agreement included that or not. It was determined that the turnaround spot was no longer needed. The TC discussed the property address and whether it was 400 N. or 450 N. The TC decided the dedicated right-of-way (ROW) is closer to 500 N so should be 450 N. Also, the two residences on the west side of this ROW are using 450 N and if the ROW is called 450 N only one residence, the Wangsgard, would need to change their address. **TCM Powell motioned to approve Ordinance 2023-01-26, Wangsgard Development Agreement. TCM Ahlstrom seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 4-0.**

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson				X
CM Sandy Hunter	X			
CM Artie Powell	X			

11. Discussion and/or action on Resolution 2023.6.22 C2 Zone and Changes to Table 15-1 (See attachment #6)

TCM Hunter, who also serves as the TC liaison on the Planning Commission (PC), went over the Resolution. She pointed out errors that needed to be fixed that included rearranging paragraphs and eliminating others.

In discussing changes to the acceptable use table for the C2 zone, the Town Council looked at recommendations from the PC. TCM Powell pointed out that the C2 zone is a broader zone and should allow more uses than the C1 Zone. TCM Hunter explained some of the reasons behind the PC's restrictions they had placed on various uses. The Commission was not interested in movie theaters or funeral homes in the C2 zone because of the limited commercial space. They would rather have something in that zone that would create more revenue for the Town. The TC discussed not having a car wash because of how much water it would use. On the table an auto parts store was changed to conditional use by the TC, but light manufacturing remained as not permitted. Discount stores were brought up as something that does not fit the Town, but perhaps they would consider a "mom and pop" store.

TCM Powell motioned to accept Ordinance 2023.6.22 with the amendments. TCM Hunter seconded the motion. Roll Call Vote. Votes reflected below. Motion passed 4-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson				X
CM Sandy Hunter	X			
CM Artie Powell	X			

Department Updates

TCM Sandy Hunter- found a surveyor to survey 7700 E. and gave a report on when he could do it and the cost for his services. TCM Hunter is also working on the A20 ordinance and hoping the Planning Commission can pass it at the next meeting.

TCM Hunter motioned to approve the September Bills. TCM Ahlstrom seconded the motion. Roll call vote. Votes reflected below. Motion passed.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson				X
CM Sandy Hunter	X			
CM Artie Powell	X			

TCM Ahlstrom motioned to adjourn the meeting. TCM Powell seconded the motion. All votes Aye. Motion passed.

Meeting adjourned at 8:00 p.m.

Nikki Wolthuis, Town Clerk

Fraud Risk Assessment

Continued

*Total Points Earned: 370 / 395 *Risk Level: Very Low Low Moderate High Very High
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	—	20
8. Does the entity have a formal internal audit function?	20	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: Huntsville Town Corporation

*Completed for Fiscal Year Ending: 6-30-2024 *Completion Date: 10-18-2023

*CAO Name: Richard Sorenson *CFO Name: Sheree Evans

*CAO Signature: [Signature] *CFO Signature: [Signature]

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	✓			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	✓			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".		✓	✓	
4. Are all the people who have access to blank checks different from those who are authorized signers?	✓			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	✓			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	✓			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".		✓	✓	
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	✓			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	✓			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	✓			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			

* MC = Mitigating Control

Budget Worksheet		FY2024	Proposed	Percent	
Account Number	Account Title	YTD Actual 9/30/2023	Budget FY2024	Used	Notes
GENERAL FUND - REVENUE					
10-30-100	General Property Tax	1,062.77	105,000.00	1.01%	check certified tax rate - TC approve
10-30-102	Prior Year Delinquent Tax	925.47	6,800.00	13.61%	
10-30-103	Fee in Lieu of Property Tax	806.83	2,500.00	32.27%	
10-31-100	General Sales & Use Tax	42,178.93	170,000.00	24.81%	
10-31-103	Highway Transit Tax	4,134.70	16,000.00	25.84%	
10-31-104	Telecommunication Tax	671.57	2,600.00	25.83%	
10-31-105	Transient Room Tax	3,909.47	18,000.00	21.72%	
10-32-200	Business licenses and permits	111.00	3,800.00	2.92%	
10-32-201	Other Licenses/Permits	450.00	-	#DIV/0!	
10-32-202	Excavation Permit Fee	-	200.00	0.00%	
10-32-203	Building - Permits	16,295.40	50,000.00	32.59%	
10-33-303	Local Grants (Ramp)	-	5,000.00	0.00%	
10-33-304	B & C Road Funds	21,983.51	58,000.00	37.90%	
10-34-400	Building Inspection Fees	-	1,000.00	0.00%	
10-34-401	Building Impact Fees	-	-	0.00%	
10-34-402	Zoning & Subdivision Fees	607.50	500.00	121.50%	
10-34-403	Miscellaneous Fees	20.00	-	#DIV/0!	
10-34-404	Landfill Fees	310.00	450.00	68.89%	
10-34-405	History Dept Fees	-	-	0.00%	
10-34-406	First Street Toll Fee	-	70,000.00	0.00%	
10-35-501	Court Fines	276.10	12,000.00	2.30%	
10-36-601	Interest earnings	20,805.43	40,000.00	52.01%	
10-36-607	Contributions	-	-	#DIV/0!	
10-37-703	Gain on Sale of Fixed Assets	-	-	#DIV/0!	
10-38-402	Cemetery Burial Permits	7,300.00	12,000.00	60.83%	
10-38-404	Cemetery Plot Sales	7,300.00	20,000.00	36.50%	
10-38-405	Cemetery Perpetual Care	14,850.00	-	#DIV/0!	
10-38-601	Interest Earnings-Cem Perp Care	4,538.25	-	#DIV/0!	
10-39-402	Park Fees	1,731.80	5,000.00	34.64%	
10-39-404	Park Concession Sales	536.47	-	#DIV/0!	
10-39-603	Park Donations	1,000.00	5,000.00	20.00%	
TAL GENERAL FUND REVENUE		197,004.20	603,850.00	32.62%	

GENERAL FUND EXPENDITURES

10-40-101	Wages - Administration	26,473.02	64,000.00	41.36%
10-40-102	Payroll Tax Expense - All	2,025.18	5,000.00	40.50%
10-40-200	Administration - general	4,460.69	9,000.00	49.56%
10-40-201	Professional Services	26,210.00	130,000.00	20.16% Legal, Sheriff, Animal, etc
10-40-203	Insurance	6,422.80	26,000.00	24.70%
10-40-204	Advertising / Public Notices		-	#DIV/0!
10-40-205	Awards and Promotions	84.10	6,500.00	1.29%
10-40-209	Travel, Education, Training	670.18	2,500.00	26.81%
10-40-210	Bank Charges	16.02	250.00	6.41%
10-40-301	Utilities-Town Hall Water	288.00	850.00	33.88%
10-40-302	Utilities-Town Hall Natural Ga	60.12	750.00	8.02%
10-40-303	Utilities-Town Hall Electricit	48.23	300.00	16.08%
10-40-304	Utilities-Town Hall Telecom	361.47	1,600.00	22.59%
10-40-500	Supplies/Materials	59.18	650.00	9.10%
10-40-501	Office Supplies	2,172.98	15,000.00	14.49%
10-40-502	Operating Supplies	795.37	3,500.00	22.72%
10-40-504	Books, Pub, Subscriptions	702.50	600.00	117.08%
10-40-601	Repair/Maintenance - Property	754.76	3,000.00	25.16% **Pack Attack \$2100
10-40-602	Repair/Maintenance - Building	-	-	
10-40-604	Repair/Maintenance - Machine & Equip	-	-	
10-46-402	State Surcharge-Building Permi	135.73	250.00	54.29%
10-46-403	Building Inspection expense	2,133.00	24,000.00	8.89%
10-46-404	Planning & Zoning expense	810.00	500.00	162.00%
10-48-302	Utilities - Leased Property Nat Gas	-	-	
10-48-303	Utilities - Leased Property Electric	-	-	

10-50-301	Utilities-History Water	200.00	650.00	30.77%
10-50-302	Utilities-History Natural Gas	43.03	700.00	6.15%
10-50-303	Utilities-History Electricity	39.63	250.00	15.85%
10-50-304	Utilities-History Telecom	96.39	250.00	38.56%
10-50-500	Materials History Museum	-	500.00	0.00%
10-50-602	Repair/Maintenance - Building History Ctr	-	500.00	0.00%
New Account	Repair/Maintenance - Town Cabin	-	8,000.00	0.00% Repair Roof

10-54-101	Wages - Roads	3,777.35	23,000.00	16.42%
10-54-102	Payroll Tax Expense - Roads	288.97	1,700.00	17.00%
10-54-209	Education	500.00		new account
10-54-301	Utilities - Roads Water	200.00	650.00	30.77%
10-54-302	Utilities - Roads Natural Gas	43.74	4,000.00	1.09%
10-54-303	Utilities - Roads Electricity	559.53	3,300.00	16.96%
10-54-502	Operating Supplies - Roads	650.08	20,000.00	3.25%
10-54-505	Road Repair Material	26,400.00	85,000.00	31.06%
10-54-602	Repair/Mtnce Bldgs - Road	-	500.00	0.00%
10-54-604	Repair/Mtnce Mach/Equip - Road	1,459.84	4,000.00	36.50%
10-54-805	Capital-Machinery/Equip Roads	-	-	

10-64-101	Wages - Parks	4,202.15	13,000.00	32.32%
10-64-102	Payroll Tax Expense - Parks	321.47	975.00	32.97%
10-64-301	Utilities - Parks Water	1,428.00	6,000.00	23.80%

10-64-302	Utilities - Parks Natural Gas	42.17	750.00	5.62%
10-64-303	Utilities - Parks Electricity	588.07	2,000.00	29.40%
10-64-502	Operating Supplies - Parks	1,427.56	5,000.00	28.55%
10-64-503	Food & Entertainment	268.00		new account
10-64-601	Repair/Maintenance - Parks Pro	25,497.11	10,000.00	254.97% Tree removal
10-64-805	Capital Outlay-Parks Equip	-	1,000.00	0.00%

10-66-101	Wages - Cemetery	1,273.41	14,000.00	9.10%
10-66-102	Payroll Tax Expense - Cemetery	97.41	1,050.00	9.28%
10-66-301	Utilities - Cemetery Water	200.00	1,600.00	12.50%
10-66-303	Utilities - Cemetery Electric	373.25	1,200.00	31.10%
10-66-501	Office Supplies - Cemetery			
10-66-502	Operating Supplies-Cemetery	179.29	4,000.00	4.48%
10-66-601	Repair/Maintenance - Cemetery	3,905.39	10,000.00	39.05% **Pack Attack \$9650

10-67-101	Wages - Landfill	1,168.50	2,400.00	48.69%
10-67-102	Payroll Tax Expense - Landfill	89.39	175.00	51.08%
10-67-502	Operating Supplies-Landfill	-	100.00	0.00%
10-67-601	Repair/Mtnce-Landfill Prop	444.10	600.00	74.02% Weed Killer
10-67-604	Rep/Mtnce-Landfill Mach/Equip	-	100.00	0.00%

10-80-101	Wages - Secondary Water	(4,504.36)		All expenses will be paid by secondary water company
10-80-102	Payroll Tax Expense - Secondar	(344.51)		
10-80-501	Office Supplies-Secondary Wate	(765.00)		
10-80-502	Operating Supplies - Secondary Water	(636.67)		
10-80-606	Repair/Mtnce-Secondary Propert	(4,195.38)		

GENERAL FUND EXPENDITURES

140,001.24 521,200.00

NET TOTAL GENERAL FUND

57,002.96 82,650.00

CAPITAL PROJECTS FUND

30-33-301	Federal Capital Grants	-	220,000.00	0.00%	CDBG - apply for extension
30-33-303	Local Capital Grants - Ramp	-	640,000.00	0.00%	OVP, Ramp (\$640,000)
30-36-601	Interest Earnings	5,055.48	10,000.00	50.55%	
30-36-602	Donations - Town Hall Construction	-	50,000.00	0.00%	
30-36-603	Misc Donations	-	-		
30-37-703	Sale of Fixed Assets	-	-		
TAL CAPITAL FUND REVENUE		5,055.48	920,000.00	0.55%	

30-42-801	Capital Outlays-Town Hall	8,282.00	1,000,000.00	0.83%	
30-42-802	Capital Outlays-Buildings	-	-		
30-42-803	Capital Outlays-Infrastructure	-	20,000.00	0.00%	
30-42-805	Capital Outlays-Machinery/Equi	-	-		
30-42-806	Capital Outlay-Software	-	2,500.00	0.00%	
30-42-807	Capital Outlays-Other	-	10,000.00	0.00%	
L CAPITAL FUND EXPENDITURES		8,282.00	1,032,500.00	0.80%	

NET TOTAL CAPITAL FUND		(3,226.52)	(112,500.00)	2.87%	
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JULY 4TH FUND

40-34-402	Fees	1,467.12	650.00	225.71%	
40-34-404	Concessions	2,523.10	2,000.00	126.16%	
40-34-405	Fun Run - Holding	941.87	-		
40-36-601	Interest Earnings	-	-		
40-36-603	Donations	1,000.00	1,000.00	100.00%	
TOTAL JULY 4TH REVENUE		5,932.09	3,650.00	162.52%	

40-44-101	Wages - July 4th	-	250.00	0.00%	
40-44-102	PR tax - July 4th	-	20.00	0.00%	
40-44-205	Awards & Promotions	-	100.00	0.00%	
40-44-305	Waste & Disposal	986.00	2,300.00	42.87%	
40-44-402	Sales Tax Expense	-	150.00	0.00%	
40-44-403	License and Permits	-	-		
40-44-502	Operating Supplies	3,109.15	3,500.00	88.83%	
40-44-503	Food and Entertainment	2,483.73	7,000.00	35.48%	did not pay for fireworks this year
TOTAL JULY 4TH EXPENSE		6,578.88	13,320.00	49.39%	
NET JULY 4TH FUND		(646.79)	(9,670.00)	6.69%	

WATER FUND			
50-33-302	State Grants	-	#DIV/0!
50-33-303	ARPA Funds	-	#DIV/0!
50-34-201	Water Connection Fees	5,000.00	10,000.00 50.00%
50-34-204	Water Meter Fees	-	1,000.00 0.00%
50-34-404	Waste Service, Est 4.5k per mth	6,516.44	65,000.00 10.03%
50-34-405	Water Service, Est 20k per mth	24,118.82	255,000.00 9.46%
50-35-506	Penalties and Interest, Est \$90 per mth	109.56	950.00 11.53%
50-36-600	Miscellaneous Revenue	40.00	650.00 6.15%
50-36-601	Interest Earnings	4,218.84	5,000.00 84.38%
TOTAL WATER FUND REVENUE		40,003.66	337,600.00 11.85%
50-41-101	Wages Water	8,410.67	33,000.00 25.49%
50-41-102	PR Taxes Water	643.40	2,500.00 25.74%
50-41-201	Professional Services	6,410.27	25,000.00 25.64% Thom Summers, Steve Benjamin
50-41-202	Technical Services	62.00	1,800.00 3.44%
50-41-204	Advertising/Public Notices	-	-
50-41-209	Travel, Education, Training	38.65	900.00 4.29% Rural Water Assoc
50-41-302	Utilities-Natural Gas	43.49	2,400.00 1.81%
50-41-303	Utilities-Electricity	400.57	3,000.00 13.35%
50-41-304	Utilities-Telecommunication	597.42	1,850.00 32.29%
50-41-305	Waste and Disposal, Est 4k per mth	17,481.58	58,000.00 30.14%
50-41-306	Water Rights/Shares	-	12,000.00 0.00% Weber Basin Water
50-41-501	Office Supplies	585.46	2,500.00 23.42% Caselle, Esri \$2,150
50-41-502	Operating Supplies	6,797.58	10,000.00 67.98%
50-41-504	Books, Pub, Subscriptions	-	3,500.00 0.00% Meterworks, GPS - Annual Sub
50-41-601	Repair/Mtnce Grounds	12,452.42	80,000.00 15.57% Misc water leaks
50-41-604	Repair/Mtnce Machinery/Equip	2,561.83	100.00 2561.83%
50-41-702	Debt Service Interest Expense	7,759.70	17,000.00 45.65% Interest Pymt \$8496.30 *2
50-41-703	Debt Service Fees	-	#DIV/0! post to 50-21-104 -
50-41-800	Depreciation	-	auditor will adjust
50-41-803	Infrastructure Capital Expense -	20,000.00	25,000.00 80.00% ARPA
TOTAL WATER FUND EXPENSE		84,245.04	278,550.00 30.24%
NET WATER FUND		(44,241.38)	59,050.00 -74.92%

CEMETERY PERPETUAL CARE FUND			
70-36-601	Interest Earnings		
70-38-202	Burial Permits		No budget - 1/2 of plot sales & burial permits
70-38-404	Cemetery Plot Sales		
NET CEMETERY PERPETUAL CARE FUND			

HUNTSVILLE TOWN
 COMBINED CASH INVESTMENT
 SEPTEMBER 30, 2023

COMBINED CASH ACCOUNTS

99-11101	ZIONS BANK - GENERAL	119,750.92
99-11990	CASH CLEARING - UTILITIES	(18,736.10)
	TOTAL COMBINED CASH	101,014.82
99-11100	CASH ALLOCATED TO OTHER FUNDS	(101,014.82)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	(1,033,126.85)
30	ALLOCATION TO CAPITAL PROJECTS FUND	747,382.84
40	ALLOCATION TO JULY 4TH FUND	20,673.62
50	ALLOCATION TO WATER FUND	364,138.28
70	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,946.93
	TOTAL ALLOCATIONS TO OTHER FUNDS	101,014.82
	ALLOCATION FROM COMBINED CASH FUND - 99-11100	(101,014.82)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

HUNTSVILLE TOWN
 BALANCE SHEET
 SEPTEMBER 30, 2023

GENERAL FUND

ASSETS

10-11100	CASH IN COMBINED FUND		
10-11101	ZION'S BANK - GENERAL	(1,033,126.85)
10-12147	PTIF #147 GENERAL	(1.00)
10-12903	PTIF # 9038 BOND RESERVE		1,568,142.99
10-14104	ACCOUNTS RECEIVABLE		.31
			<u>150,349.46</u>
TOTAL ASSETS			<u>685,364.91</u>

LIABILITIES AND EQUITY

LIABILITIES

10-20101	ACCOUNTS PAYABLE		
10-21101	WAGES PAYABLE		82.40
10-21102	ACCRUED PAYROLL TAX		11,152.01
10-21108	DUE TO OTHER FUNDS		2,164.01
10-21114	UNEARNED REVENUE		41,750.00
			<u>104,131.00</u>
TOTAL LIABILITIES			159,279.42

FUND EQUITY

10-29000	FUND BALANCE		485,364.53
10-29120	RESTRICTED RET. EARNINGS ROADS		28,917.00
	REVENUE OVER EXPENDITURES - YTD	<u>11,803.96</u>	
BALANCE - SEPTEMBER 30, 2023			<u>526,085.49</u>
TOTAL FUND EQUITY			<u>526,085.49</u>
TOTAL LIABILITIES AND EQUITY			<u>685,364.91</u>

HUNTSVILLE TOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>COUNTY TAX REVENUE</u>					
10-30-100 GENERAL PROPERTY TAX	1,062.77	1,062.77	105,000.00	103,937.23	1.0
10-30-102 PRIOR YEAR DELINQUENT TAX	925.47	925.47	6,800.00	5,874.53	13.6
10-30-103 FEE IN LIEU OF PROPERTY TAX	806.83	806.83	2,500.00	1,893.17	32.3
TOTAL COUNTY TAX REVENUE	2,795.07	2,795.07	114,300.00	111,504.93	2.5
<u>STATE TAX REVENUE</u>					
10-31-100 GENERAL SALES & USE TAX	42,178.93	42,178.93	170,000.00	127,821.07	24.8
10-31-103 HIGHWAY TRANSIT TAX	4,134.70	4,134.70	16,000.00	11,865.30	25.8
10-31-104 TELECOMMUNICATION TAX	671.57	671.57	2,600.00	1,928.43	25.8
10-31-105 TRANSIENT ROOM TAX	3,909.47	3,909.47	18,000.00	14,090.53	21.7
TOTAL STATE TAX REVENUE	50,894.67	50,894.67	206,600.00	155,705.33	24.6
<u>PERMIT REVENUE</u>					
10-32-200 BUSINESS LICENSES AND PERMITS	111.00	111.00	3,800.00	3,689.00	2.9
10-32-201 OTHER LICENSES/PERMITS	450.00	450.00	.00	450.00	.0
10-32-202 EXCAVATION PERMIT FEE	.00	.00	200.00	200.00	.0
10-32-203 BUILDING - PERMITS	16,295.40	16,295.40	50,000.00	33,704.60	32.6
TOTAL PERMIT REVENUE	16,856.40	16,856.40	54,000.00	37,143.60	31.2
<u>GRANT REVENUE</u>					
10-33-303 LOCAL GRANTS	.00	.00	5,000.00	5,000.00	.0
10-33-304 B & C ROAD FUNDS	21,983.51	21,983.51	58,000.00	36,016.49	37.9
TOTAL GRANT REVENUE	21,983.51	21,983.51	63,000.00	41,016.49	34.9
<u>FEE REVENUE</u>					
10-34-400 BUILDING INSPECTION FEES	.00	.00	1,000.00	1,000.00	.0
10-34-402 ZONING & SUBDIVISION FEES	607.50	607.50	500.00	107.50	121.5
10-34-403 MISCELLANEOUS FEES	20.00	20.00	.00	20.00	.0
10-34-404 LANDFILL FEES	310.00	310.00	450.00	140.00	68.9
10-34-406 FIRST STREET TOLL FEE	.00	.00	70,000.00	70,000.00	.0
TOTAL FEE REVENUE	937.50	937.50	71,950.00	71,012.50	1.3

HUNTSVILLE TOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PENALTY REVENUE</u>					
10-35-501 COURT FINES	276.10	276.10	12,000.00	11,723.90	2.3
TOTAL PENALTY REVENUE	276.10	276.10	12,000.00	11,723.90	2.3
<u>INTEREST & OTHER REVENUE</u>					
10-36-601 INTEREST EARNINGS	20,805.43	20,805.43	40,000.00	19,194.57	52.0
TOTAL INTEREST & OTHER REVENUE	20,805.43	20,805.43	40,000.00	19,194.57	52.0
<u>CEMETERY REVENUE</u>					
10-38-402 CEMETERY BURIAL PERMITS	7,300.00	7,300.00	12,000.00	4,700.00	60.8
10-38-404 CEMETERY PLOT SALES	7,300.00	7,300.00	20,000.00	12,700.00	36.5
10-38-405 CEMETERY PERPETUAL CARE	14,850.00	14,850.00	.00	(14,850.00)	.0
10-38-601 INTEREST EARNINGS-CEM PERP CAR	4,538.25	4,538.25	.00	(4,538.25)	.0
TOTAL CEMETERY REVENUE	33,988.25	33,988.25	32,000.00	(1,988.25)	106.2
<u>PARK REVENUE</u>					
10-39-402 PARK FEES	1,731.80	1,731.80	5,000.00	3,268.20	34.6
10-39-404 PARK EVENT CONSESSIONS	536.47	536.47	.00	(536.47)	.0
10-39-603 PARK DONATIONS	1,000.00	1,000.00	5,000.00	4,000.00	20.0
TOTAL PARK REVENUE	3,268.27	3,268.27	10,000.00	6,731.73	32.7
TOTAL FUND REVENUE	151,805.20	151,805.20	603,850.00	452,044.80	25.1

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION DEPARTMENT</u>					
<u>PERSONNEL</u>					
10-40-101	WAGES - ADMINISTRATION	26,473.02	26,473.02	64,000.00	37,526.98 41.4
10-40-102	PAYROLL TAX EXPENSE - ALL	2,025.18	2,025.18	5,000.00	2,974.82 40.5
TOTAL PERSONNEL		28,498.20	28,498.20	69,000.00	40,501.80 41.3
<u>GENERAL & ADMINISTRATIVE</u>					
10-40-200	ADMINISTRATION - GENERAL	4,460.69	4,460.69	9,000.00	4,539.31 49.6
10-40-201	PROFESSIONAL SERVICES	26,210.00	26,210.00	130,000.00	103,790.00 20.2
10-40-203	INSURANCE	6,422.80	6,422.80	26,000.00	19,577.20 24.7
10-40-205	AWARDS AND PROMOTIONS	84.10	84.10	6,500.00	6,415.90 1.3
10-40-209	TRAVEL, EDUCATION, TRAINING	670.18	670.18	2,500.00	1,829.82 26.8
10-40-210	BANK CHARGES	16.02	16.02	250.00	233.98 6.4
TOTAL GENERAL & ADMINISTRATIVE		37,863.79	37,863.79	174,250.00	136,386.21 21.7
<u>UTILITIES</u>					
10-40-301	UTILITIES-TOWN HALL WATER	288.00	288.00	850.00	562.00 33.9
10-40-302	UTILITIES-TOWN HALL NATURAL GA	60.12	60.12	750.00	689.88 8.0
10-40-303	UTILITIES-TOWN HALL ELECTRICIT	48.23	48.23	300.00	251.77 16.1
10-40-304	UTILITIES-TOWN HALL TELECOM	361.47	361.47	1,600.00	1,238.53 22.6
TOTAL UTILITIES		757.82	757.82	3,500.00	2,742.18 21.7
<u>SUPPLIES & MATERIALS</u>					
10-40-500	SUPPLIES/MATERIALS	59.18	59.18	650.00	590.82 9.1
10-40-501	OFFICE SUPPLIES	2,172.98	2,172.98	15,000.00	12,627.02 14.5
10-40-502	OPERATING SUPPLIES	795.37	795.37	3,500.00	2,704.63 22.7
10-40-504	BOOKS, PUB, SUBSCRIPTIONS	702.50	702.50	600.00	(102.50) 117.1
TOTAL SUPPLIES & MATERIALS		3,730.03	3,730.03	19,750.00	16,019.97 18.9
<u>REPAIRS & MAINTENANCE</u>					
10-40-601	REPAIR/MAINTENANCE - PROPERTY	754.76	754.76	3,000.00	2,245.24 25.2
TOTAL REPAIRS & MAINTENANCE		754.76	754.76	3,000.00	2,245.24 25.2
TOTAL ADMINISTRATION DEPARTMENT		71,604.60	71,604.60	269,500.00	197,895.40 26.6
<u>BUILDING LICENSING</u>					

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PERMITS</u>					
10-46-402 STATE SURCHARGE-BUILDING PERMITS	135.73	135.73	250.00	114.27	54.3
10-46-403 BUILDING INSPECTION EXPENSE	2,133.00	2,133.00	24,000.00	21,867.00	8.9
10-46-404 PLANNING & ZONING COST	810.00	810.00	500.00	(310.00)	162.0
TOTAL PERMITS	3,078.73	3,078.73	24,750.00	21,671.27	12.4
TOTAL BUILDING LICENSING	3,078.73	3,078.73	24,750.00	21,671.27	12.4
<u>HISTORY DEPARTMENT</u>					
<u>UTILITIES</u>					
10-50-301 UTILITIES-HISTORY WATER	200.00	200.00	650.00	450.00	30.8
10-50-302 UTILITIES-HISTORY NATURAL GAS	43.03	43.03	700.00	656.97	6.2
10-50-303 UTILITIES-HISTORY ELECTRICITY	39.63	39.63	250.00	210.37	15.9
10-50-304 UTILITIES-HISTORY TELECOM	96.39	96.39	250.00	153.61	38.6
TOTAL UTILITIES	379.05	379.05	1,850.00	1,470.95	20.5
<u>SUPPLIES & MATERIALS</u>					
10-50-500 MATERIALS HISTORY MUSEUM	.00	.00	500.00	500.00	.0
TOTAL SUPPLIES & MATERIALS	.00	.00	500.00	500.00	.0
<u>EXPENDITURE 6</u>					
10-50-602 REPAIR/MAINT HISTORY CTR	.00	.00	500.00	500.00	.0
10-50-603 REPAIR/MAINT TOWN CABIN	.00	.00	8,000.00	8,000.00	.0
TOTAL EXPENDITURE 6	.00	.00	8,500.00	8,500.00	.0
TOTAL HISTORY DEPARTMENT	379.05	379.05	10,850.00	10,470.95	3.5
<u>ROADS DEPARTMENT</u>					
<u>PERSONNEL</u>					
10-54-101 WAGES - ROADS	3,777.35	3,777.35	23,000.00	19,222.65	16.4
10-54-102 PAYROLL TAX EXPENSE - ROADS	288.97	288.97	1,700.00	1,411.03	17.0
TOTAL PERSONNEL	4,066.32	4,066.32	24,700.00	20,633.68	16.5
<u>EXPENDITURE 2</u>					
10-54-209 TRAVEL, EDUCATION, TRAINING	500.00	500.00	.00	(500.00)	.0
TOTAL EXPENDITURE 2	500.00	500.00	.00	(500.00)	.0

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>UTILITIES</u>					
10-54-301 UTILITIES - ROADS WATER	200.00	200.00	650.00	450.00	30.8
10-54-302 UTILITIES - ROADS NATURAL GAS	43.74	43.74	4,000.00	3,956.26	1.1
10-54-303 UTILITIES - ROADS ELECTRICITY	559.53	559.53	3,300.00	2,740.47	17.0
TOTAL UTILITIES	803.27	803.27	7,950.00	7,146.73	10.1
<u>SUPPLIES & MATERIALS</u>					
10-54-502 OPERATING SUPPLIES - ROADS	650.08	650.08	20,000.00	19,349.92	3.3
10-54-505 ROAD REPAIR MATERIAL	26,400.00	26,400.00	85,000.00	58,600.00	31.1
TOTAL SUPPLIES & MATERIALS	27,050.08	27,050.08	105,000.00	77,949.92	25.8
<u>REPAIRS & MAINTENANCE</u>					
10-54-602 REPAIR/MTNCE BLDGS - ROAD	.00	.00	500.00	500.00	.0
10-54-604 REPAIR/MTNCE MACH/EQUIP - ROAD	1,459.84	1,459.84	4,000.00	2,540.16	36.5
TOTAL REPAIRS & MAINTENANCE	1,459.84	1,459.84	4,500.00	3,040.16	32.4
TOTAL ROADS DEPARTMENT	33,879.51	33,879.51	142,150.00	108,270.49	23.8
<u>PARKS DEPARTMENT</u>					
<u>PERSONNEL</u>					
10-64-101 WAGES - PARKS	4,202.15	4,202.15	13,000.00	8,797.85	32.3
10-64-102 PAYROLL TAX EXPENSE - PARKS	321.47	321.47	975.00	653.53	33.0
TOTAL PERSONNEL	4,523.62	4,523.62	13,975.00	9,451.38	32.4
<u>UTILITIES</u>					
10-64-301 UTILITIES - PARKS WATER	1,428.00	1,428.00	6,000.00	4,572.00	23.8
10-64-302 UTILITIES - PARKS NATURAL GAS	42.17	42.17	750.00	707.83	5.6
10-64-303 UTILITIES - PARKS ELECTRICITY	588.07	588.07	2,000.00	1,411.93	29.4
TOTAL UTILITIES	2,058.24	2,058.24	8,750.00	6,691.76	23.5
<u>SUPPLIES & MATERIALS</u>					
10-64-502 OPERATING SUPPLIES - PARKS	1,427.56	1,427.56	5,000.00	3,572.44	28.6
10-64-503 FOOD AND ENTERTAINMENT	268.00	268.00	.00	268.00	.0
TOTAL SUPPLIES & MATERIALS	1,695.56	1,695.56	5,000.00	3,304.44	33.9

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REPAIRS & MAINTENANCE</u>						
10-64-601	REPAIR/MAINTENANCE - PARKS PRO	25,497.11	25,497.11	10,000.00	(15,497.11)	255.0
	TOTAL REPAIRS & MAINTENANCE	25,497.11	25,497.11	10,000.00	(15,497.11)	255.0
<u>CAPITAL OUTLAY</u>						
10-64-805	CAPITAL OUTLAY-PARKS EQUIP	.00	.00	1,000.00	1,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	1,000.00	1,000.00	.0
	TOTAL PARKS DEPARTMENT	33,774.53	33,774.53	38,725.00	4,950.47	87.2
<u>CEMETERY DEPARTMENT</u>						
<u>PERSONNEL</u>						
10-66-101	WAGES - CEMETERY	1,273.41	1,273.41	14,000.00	12,726.59	9.1
10-66-102	PAYROLL TAX EXPENSE - CEMETERY	97.41	97.41	1,050.00	952.59	9.3
	TOTAL PERSONNEL	1,370.82	1,370.82	15,050.00	13,679.18	9.1
<u>UTILITIES</u>						
10-66-301	UTILITIES - CEMETERY WATER	200.00	200.00	1,600.00	1,400.00	12.5
10-66-303	UTILITIES - CEMETERY ELECTRIC	373.25	373.25	1,200.00	826.75	31.1
	TOTAL UTILITIES	573.25	573.25	2,800.00	2,226.75	20.5
<u>SUPPLIES & MATERIALS</u>						
10-66-502	OPERATING SUPPLIES-CEMETERY	179.29	179.29	4,000.00	3,820.71	4.5
	TOTAL SUPPLIES & MATERIALS	179.29	179.29	4,000.00	3,820.71	4.5
<u>REPAIRS & MAINTENANCE</u>						
10-66-601	REPAIR/MAINTENANCE - CEMETERY	3,905.39	3,905.39	10,000.00	6,094.61	39.1
	TOTAL REPAIRS & MAINTENANCE	3,905.39	3,905.39	10,000.00	6,094.61	39.1
	TOTAL CEMETERY DEPARTMENT	6,028.75	6,028.75	31,850.00	25,821.25	18.9
<u>LANDFILL DEPARTMENT</u>						

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PERSONNEL</u>					
10-67-101 WAGES - LANDFILL	1,168.50	1,168.50	2,400.00	1,231.50	48.7
10-67-102 PAYROLL TAX EXPENSE - LANDFILL	89.39	89.39	175.00	85.61	51.1
TOTAL PERSONNEL	1,257.89	1,257.89	2,575.00	1,317.11	48.9
<u>SUPPLIES & MATERIALS</u>					
10-67-502 OPERATING SUPPLIES-LANDFILL	.00	.00	100.00	100.00	.0
TOTAL SUPPLIES & MATERIALS	.00	.00	100.00	100.00	.0
<u>REPAIRS & MAINTENANCE</u>					
10-67-601 REPAIR/MTNCE-LANDFILL PROP	444.10	444.10	600.00	155.90	74.0
10-67-604 REP/MTNCE-LANDFILL MACH/EQUIP	.00	.00	100.00	100.00	.0
TOTAL REPAIRS & MAINTENANCE	444.10	444.10	700.00	255.90	63.4
TOTAL LANDFILL DEPARTMENT	1,701.99	1,701.99	3,375.00	1,673.01	50.4
<u>SECONDARY WATER DEPARTMENT</u>					
<u>PERSONNEL</u>					
10-80-101 WAGES - SECONDARY WATER	(4,504.36)	(4,504.36)	.00	4,504.36	.0
10-80-102 PAYROLL TAX EXPENSE - SECONDAR	(344.51)	(344.51)	.00	344.51	.0
TOTAL PERSONNEL	(4,848.87)	(4,848.87)	.00	4,848.87	.0
<u>SUPPLIES & MATERIALS</u>					
10-80-501 OFFICE SUPPLIES-SECONDARY WATE	(765.00)	(765.00)	.00	765.00	.0
10-80-502 OPERATING SUPPLIES-SECONDARY	(636.67)	(636.67)	.00	636.67	.0
TOTAL SUPPLIES & MATERIALS	(1,401.67)	(1,401.67)	.00	1,401.67	.0
<u>REPAIRS & MAINTENANCE</u>					
10-80-606 REPAIR/MTNCE-SECONDARY PROPERT	(4,195.38)	(4,195.38)	.00	4,195.38	.0
TOTAL REPAIRS & MAINTENANCE	(4,195.38)	(4,195.38)	.00	4,195.38	.0
TOTAL SECONDARY WATER DEPARTMENT	(10,445.92)	(10,445.92)	.00	10,445.92	.0
TOTAL FUND EXPENDITURES	140,001.24	140,001.24	521,200.00	381,198.76	26.9
NET REVENUE OVER EXPENDITURES	11,803.96	11,803.96	82,650.00	70,846.04	14.3

HUNTSVILLE TOWN
 BALANCE SHEET
 SEPTEMBER 30, 2023

CAPITAL PROJECTS FUND

ASSETS

30-11100	CASH IN COMBINED FUND		
30-12904	PTIF #9043 CAP - TOWN HALL	747,382.84	
30-18108	DUE FROM OTHER FUNDS	409,647.94	
		41,750.12	
	TOTAL ASSETS		1,198,780.90

LIABILITIES AND EQUITY

LIABILITIES

30-20101	ACCOUNTS PAYABLE	1,800.00	
	TOTAL LIABILITIES		1,800.00

FUND EQUITY

30-29000	FUND BALANCE	1,200,207.42	
	REVENUE OVER EXPENDITURES - YTD	(3,226.52)	
	BALANCE - SEPTEMBER 30, 2023	1,196,980.90	
	TOTAL FUND EQUITY		1,196,980.90
	TOTAL LIABILITIES AND EQUITY		1,198,780.90

HUNTSVILLE TOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GRANT REVENUE</u>					
30-33-301 FEDERAL CAPITAL GRANTS	.00	.00	220,000.00	220,000.00	.0
30-33-303 LOCAL CAPITAL GRANTS	.00	.00	640,000.00	640,000.00	.0
TOTAL GRANT REVENUE	.00	.00	860,000.00	860,000.00	.0
<u>INTEREST & OTHER REVENUE</u>					
30-36-601 INTEREST EARNINGS	5,055.48	5,055.48	10,000.00	4,944.52	50.6
30-36-602 DONATIONS - TOWN HALL CONST	350,000.00	350,000.00	50,000.00	(300,000.00)	700.0
30-36-603 MISCELLANEOUS DONATIONS	(350,000.00)	(350,000.00)	.00	350,000.00	.0
TOTAL INTEREST & OTHER REVENUE	5,055.48	5,055.48	60,000.00	54,944.52	8.4
TOTAL FUND REVENUE	5,055.48	5,055.48	920,000.00	914,944.52	.6

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL PROJECTS DEPARTMENT</u>					
<u>CAPITAL OUTLAY</u>					
30-42-801 CAPITAL OUTLAYS-TOWN HALL	8,282.00	8,282.00	1,000,000.00	991,718.00	.8
30-42-803 CAPITAL OUTLAYS-INFRASTRUCTURE	.00	.00	20,000.00	20,000.00	.0
30-42-806 CAPITAL OUTLAY-SOFTWARE	.00	.00	2,500.00	2,500.00	.0
30-42-807 CAPITAL OUTLAYS-OTHER	.00	.00	10,000.00	10,000.00	.0
TOTAL CAPITAL OUTLAY	8,282.00	8,282.00	1,032,500.00	1,024,218.00	.8
TOTAL CAPITAL PROJECTS DEPARTMENT	8,282.00	8,282.00	1,032,500.00	1,024,218.00	.8
TOTAL FUND EXPENDITURES	8,282.00	8,282.00	1,032,500.00	1,024,218.00	.8
NET REVENUE OVER EXPENDITURES	(3,226.52)	(3,226.52)	(112,500.00)	(109,273.48)	(2.9)

HUNTSVILLE TOWN
 BALANCE SHEET
 SEPTEMBER 30, 2023

JULY 4TH FUND

ASSETS

40-11100	CASH IN COMBINED FUND		
40-18109	PREPAID EXPENSE	20,673.62	
		5,040.00	
	TOTAL ASSETS		25,713.62

LIABILITIES AND EQUITY

LIABILITIES

40-21102	ACCRUED PAYROLL TAX	16.36	
	TOTAL LIABILITIES		16.36

FUND EQUITY

40-29000	FUND BALANCE	(18,936.05)	
40-29100	RETAINED EARNINGS	45,280.10	
	REVENUE OVER EXPENDITURES - YTD	(646.79)	
	BALANCE - SEPTEMBER 30, 2023	25,697.26	
	TOTAL FUND EQUITY		25,697.26
	TOTAL LIABILITIES AND EQUITY		25,713.62

HUNTSVILLE TOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

JULY 4TH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEE REVENUE</u>					
40-34-402 FEES	1,467.12	1,467.12	650.00	(817.12)	225.7
40-34-404 CONCESSIONS	2,523.10	2,523.10	2,000.00	(523.10)	126.2
40-34-405 FUN RUN	941.87	941.87	.00	(941.87)	.0
TOTAL FEE REVENUE	4,932.09	4,932.09	2,650.00	(2,282.09)	186.1
<u>INTEREST & OTHER REVENUE</u>					
40-36-603 DONATIONS	1,000.00	1,000.00	1,000.00	.00	100.0
TOTAL INTEREST & OTHER REVENUE	1,000.00	1,000.00	1,000.00	.00	100.0
TOTAL FUND REVENUE	5,932.09	5,932.09	3,650.00	(2,282.09)	162.5

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

JULY 4TH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JULY 4TH DEPARTMENT</u>					
<u>PERSONNEL</u>					
40-44-101 WAGES - JULY 4TH	.00	.00	250.00	250.00	.0
40-44-102 PR TAX - JULY 4TH	.00	.00	20.00	20.00	.0
TOTAL PERSONNEL	.00	.00	270.00	270.00	.0
<u>GENERAL & ADMINISTRATIVE</u>					
40-44-205 AWARDS AND PROMOTIONS	.00	.00	100.00	100.00	.0
TOTAL GENERAL & ADMINISTRATIVE	.00	.00	100.00	100.00	.0
<u>UTILITIES</u>					
40-44-305 WASTE AND DISPOSAL	986.00	986.00	2,300.00	1,314.00	42.9
TOTAL UTILITIES	986.00	986.00	2,300.00	1,314.00	42.9
<u>PERMITS</u>					
40-44-402 SALES TAX EXPENSE	.00	.00	150.00	150.00	.0
TOTAL PERMITS	.00	.00	150.00	150.00	.0
<u>SUPPLIES & MATERIALS</u>					
40-44-502 OPERATING SUPPLIES	3,109.15	3,109.15	3,500.00	390.85	88.8
40-44-503 FOOD AND ENTERTAINMENT	2,483.73	2,483.73	7,000.00	4,516.27	35.5
TOTAL SUPPLIES & MATERIALS	5,592.88	5,592.88	10,500.00	4,907.12	53.3
TOTAL JULY 4TH DEPARTMENT	6,578.88	6,578.88	13,320.00	6,741.12	49.4
TOTAL FUND EXPENDITURES	6,578.88	6,578.88	13,320.00	6,741.12	49.4
NET REVENUE OVER EXPENDITURES	(646.79)	(646.79)	(9,670.00)	(9,023.21)	(6.7)

HUNTSVILLE TOWN
 BALANCE SHEET
 SEPTEMBER 30, 2023

WATER FUND

ASSETS

50-11100	CASH IN COMBINED FUND		
50-12150	PTIF #150 WATER EMERG RESERVE	364,138.28	
50-14104	ACCOUNTS RECEIVABLE	318,540.38	
50-19301	WATER SYSTEM IMPROVEMENTS	75,609.16	
50-19303	CAPITAL ASSETS INFRASTRUCTURE	5,273,844.03	
50-19304	CAPITAL ASSET CONTRUCT-PROGRES	256,519.25	
50-19305	CAPITAL ASSETS PROP/EQUIP	760,639.38	
50-19306	CAPITAL ASSETS WATER RIGHTS	176,102.74	
50-19308	ACCUMULATED DEPRECIATION	106,000.00	
		(3,210,878.61)	
	TOTAL ASSETS		<u>4,120,514.61</u>

LIABILITIES AND EQUITY

LIABILITIES

50-20101	ACCOUNTS PAYABLE	187.07	
50-20252	B OF U WATER BOND LOAN	(707.76)	
50-21101	WAGES PAYABLE	2,224.17	
50-21102	ACCRUED PAYROLL TAX	724.15	
50-21107	DUE TO COMPONENT UNITS	103,694.13	
50-21111	BONDS CURRENT ACC INTEREST PAY	5,664.33	
50-21204	BONDS LONG TERM-INT. PAYABLE	611,000.00	
	TOTAL LIABILITIES		722,786.09

FUND EQUITY

50-29100	RETAINED EARNINGS	528,131.90	
50-29200	RESERVE FOR WATER CONNECTION	45,000.00	
50-29278	INVESTMENT IN FIXED ASSETS	2,868,838.00	
	REVENUE OVER EXPENDITURES - YTD	(44,241.38)	
	BALANCE - SEPTEMBER 30, 2023	3,397,728.52	
	TOTAL FUND EQUITY		<u>3,397,728.52</u>
	TOTAL LIABILITIES AND EQUITY		<u>4,120,514.61</u>

HUNTSVILLE TOWN
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEE REVENUE</u>					
50-34-201 WATER CONNECTION FEES	5,000.00	5,000.00	10,000.00	5,000.00	50.0
50-34-204 WATER METER FEES	.00	.00	1,000.00	1,000.00	.0
50-34-404 WASTE SERVICE	6,516.44	6,516.44	65,000.00	58,483.56	10.0
50-34-405 WATER SERVICE	24,118.82	24,118.82	255,000.00	230,881.18	9.5
TOTAL FEE REVENUE	35,635.26	35,635.26	331,000.00	295,364.74	10.8
<u>PENALTY REVENUE</u>					
50-35-506 PENALTIES AND INTEREST	109.56	109.56	950.00	840.44	11.5
TOTAL PENALTY REVENUE	109.56	109.56	950.00	840.44	11.5
<u>INTEREST & OTHER REVENUE</u>					
50-36-600 MISCELLANEOUS REVENUE	40.00	40.00	650.00	610.00	6.2
50-36-601 INTEREST EARNINGS	4,218.84	4,218.84	5,000.00	781.16	84.4
TOTAL INTEREST & OTHER REVENUE	4,258.84	4,258.84	5,650.00	1,391.16	75.4
TOTAL FUND REVENUE	40,003.66	40,003.66	337,600.00	297,596.34	11.9

HUNTSVILLE TOWN
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PGNT
<u>WATER DEPARTMENT</u>					
<u>PERSONNEL</u>					
50-41-101 WAGES WATER	8,410.67	8,410.67	33,000.00	24,589.33	25.5
50-41-102 PR TAXES WATER	643.40	643.40	2,500.00	1,856.60	25.7
TOTAL PERSONNEL	9,054.07	9,054.07	35,500.00	26,445.93	25.5
<u>GENERAL & ADMINISTRATIVE</u>					
50-41-201 PROFESSIONAL SERVICES	6,410.27	6,410.27	25,000.00	18,589.73	25.6
50-41-202 TECHNICAL SERVICES	62.00	62.00	1,800.00	1,738.00	3.4
50-41-209 TRAVEL, EDUCATION, TRAINING	38.65	38.65	900.00	861.35	4.3
TOTAL GENERAL & ADMINISTRATIVE	6,510.92	6,510.92	27,700.00	21,189.08	23.5
<u>UTILITIES</u>					
50-41-302 UTILITIES-NATURAL GAS	43.49	43.49	2,400.00	2,356.51	1.8
50-41-303 UTILITIES-ELECTRICITY	400.57	400.57	3,000.00	2,599.43	13.4
50-41-304 UTILITIES-TELECOMMUNICATION	597.42	597.42	1,850.00	1,252.58	32.3
50-41-305 WASTE AND DISPOSAL	17,481.58	17,481.58	58,000.00	40,518.42	30.1
50-41-306 WATER RIGHTS	.00	.00	12,000.00	12,000.00	.0
TOTAL UTILITIES	18,523.06	18,523.06	77,250.00	58,726.94	24.0
<u>SUPPLIES & MATERIALS</u>					
50-41-501 OFFICE SUPPLIES	585.46	585.46	2,500.00	1,914.54	23.4
50-41-502 OPERATING SUPPLIES	6,797.58	6,797.58	10,000.00	3,202.42	68.0
50-41-504 BOOKS, PUB, SUBSCRIPTIONS	.00	.00	3,500.00	3,500.00	.0
TOTAL SUPPLIES & MATERIALS	7,383.04	7,383.04	16,000.00	8,616.96	46.1
<u>REPAIRS & MAINTENANCE</u>					
50-41-601 REPAIR/MTNCE GROUNDS	12,452.42	12,452.42	80,000.00	67,547.58	15.6
50-41-604 REPAIR/MTNCE MACHINERY/EQUIP	2,561.83	2,561.83	100.00	(2,461.83)	2561.8
TOTAL REPAIRS & MAINTENANCE	15,014.25	15,014.25	80,100.00	65,085.75	18.7
<u>DEBT SERVICE</u>					
50-41-702 DEBT SERVICE INTEREST EXPENSE	7,759.70	7,759.70	17,000.00	9,240.30	45.7
TOTAL DEBT SERVICE	7,759.70	7,759.70	17,000.00	9,240.30	45.7

HUNTSVILLE TOWN
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL OUTLAY</u>					
50-41-803 INFRASTRUCTURE CAPITAL EXPENSE	20,000.00	20,000.00	25,000.00	5,000.00	80.0
TOTAL CAPITAL OUTLAY	20,000.00	20,000.00	25,000.00	5,000.00	80.0
TOTAL WATER DEPARTMENT	84,245.04	84,245.04	278,550.00	194,304.96	30.2
TOTAL FUND EXPENDITURES	84,245.04	84,245.04	278,550.00	194,304.96	30.2
NET REVENUE OVER EXPENDITURES	(44,241.38)	(44,241.38)	59,050.00	103,291.38	(74.9)

HUNTSVILLE TOWN
 BALANCE SHEET
 SEPTEMBER 30, 2023

CEMETERY PERPETUAL CARE FUND

ASSETS

70-11100	CASH IN COMBINED FUND		1,946.93	
70-12148	PTIF #148 PERPETUAL CARE		339,628.21	
	TOTAL ASSETS			<u>341,575.14</u>

LIABILITIES AND EQUITY

FUND EQUITY

70-29000	FUND BALANCE		341,565.92	
	REVENUE OVER EXPENDITURES - YTD	9.22		
	BALANCE - SEPTEMBER 30, 2023		<u>341,575.14</u>	
	TOTAL FUND EQUITY			<u>341,575.14</u>
	TOTAL LIABILITIES AND EQUITY			<u>341,575.14</u>

HUNTSVILLE TOWN
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2023

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEE REVENUE</u>					
70-34-404 MISCELLANEOUS FEES	9.22	9.22	.00	(9.22)	.0
TOTAL FEE REVENUE	9.22	9.22	.00	(9.22)	.0
TOTAL FUND REVENUE	9.22	9.22	.00	(9.22)	.0
NET REVENUE OVER EXPENDITURES	9.22	9.22	.00	(9.22)	.0



Nomination and offer of Appointment

In accordance with *Utah Code Annotated* §10-3-916, 1953 as amended, Mayor Sorensen and the Huntsville Town Council hereby nominate Kay Larrison for appointment according to this offer for position of Acting Huntsville Town Treasurer.

P.O. Box 267
Huntsville, UT 84317

Phone 801.745.3420
Fax 801.745.1792
Web HuntsvilleTown.com

Mayor
Richard L. Sorensen

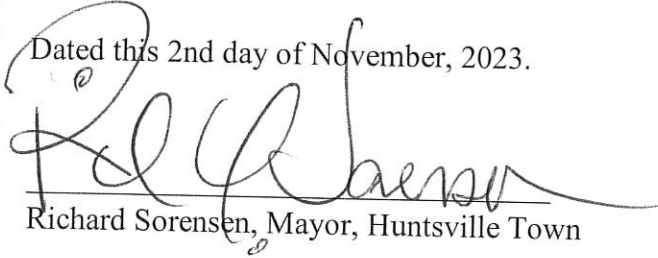
Town Council
Kevin Anderson
Sandy Hunter
Artie Powell
Bruce Ahlstrom

Town Clerk/Recorder
Beckki Endicott
Shannon Smith

Treasurer
Sheree Evans

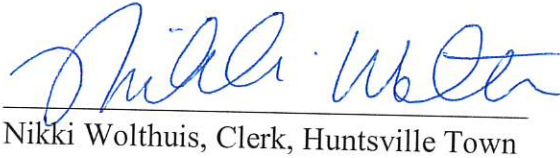
Attorney
Bill Morris

Dated this 2nd day of November, 2023.


Richard Sorensen, Mayor, Huntsville Town



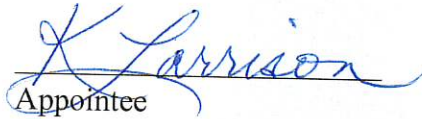
Attest:


Nikki Wolthuis, Clerk, Huntsville Town

Acceptance

I, Kay Larrison, accept this nomination and any appointment for the same as indicated above.

Dated this 2nd day of November, 2023.


Appointee

Advice and Consent for Appointment

The Huntsville Town Council, hereby certify that the appointment of Kay Larrison was duly approved with the advice and consent of the Town Council at its regular meeting on this 2nd day of November, 2023.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard Sorensen	X			
TCM Kevin Anderson				X
TCM Bruce Ahlstrom	X			
TCM Sandy Hunter	X			
TCM Artie Powell	X			

Effective 5/9/2017

10-3-916 Appointment of recorder and treasurer in a city of third, fourth, or fifth class or a town -- Vacancies in office.

(1)

(a) In each city of the third, fourth, or fifth class and in each town, the mayor, with the advice and consent of the city council, shall appoint a qualified person to the office of city recorder and a qualified person to the office of city treasurer.

(b) The mayor and city council shall use best efforts to ensure the office of city recorder or office of city treasurer is not vacant.

(2) The city recorder is ex officio the city auditor and shall perform the duties of that office.

(3) The mayor, with the advice and consent of the council, may also appoint and fill vacancies in all offices provided for by law or ordinance.

(4) All appointed officers shall continue in office until their successors are appointed and qualified.

Amended by Chapter 36, 2017 General Session

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, October 19, 2023, 6:00 p.m.
Huntsville Town Maintenance Bldg., 165 South 7500 East, Huntsville

Name	Title	Status
Richard L. Sorensen	Mayor	Present
Bruce Ahlstrom	Council Member	Present
Kevin Anderson	Council Member	Present
Sandy Hunter	Council Member	Present
Artie Powell	Council Member	Present
William Morris	Legal Counsel	Excused
Nikki Wolthuis	Clerk	Present

Citizens: Liz Poulter, Allen Endicott- PC chair, Phil Marchant- All West Communications

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

2-Pledge of Allegiance led by Allen Endicott

3-Opening Ceremony given by Bruce Ahlstrom

4-Public Comments:

Allen Endicott wanted to discuss an ordinance for water forgiveness. Shannon Smith, clerk, asked him about creating one. He recommended the Town update the water forgiveness policy and put it in the old manual. He then recommended the Town update the whole manual as soon as possible. A template could be obtained from the state or from Mariott Slaterville. When it's done it needs to be put online where others can see it.

Mayor Sorensen introduced a RAMP grant idea from Liz Poulter about creating a berm along the highway to reduce noise in the Town. Mayor Sorensen stated that it's probably not the kind of grant for RAMP. The TC discussed berms and other ideas for reducing noise. Liz Poulter wants to contact UDOT about not allowing air brakes on the highway adjacent to the Town. She stated research shows that children are negatively affected by the noise and pollution of highways.

5-Sheriff's Report No report today.

6-Presentation of All West Communications

Phil Marchant has been with All West Communications for 28 years and has seen many changes. They are a company that offers internet as well as tv services. Mr. Marchant explained the difficulty the company has had in laying fiber optic cable in Huntsville. The pandemic, supply chain issues, a change in contractors, and difficulty in getting the cable through Ogden Canyon were all challenges that delayed the job completion.

So far 135 residents in Huntsville Town have signed up for service. Next week they will start to install cable to each home. (See Attachment #1) Mr. Marchant asked if all the holes in the road made by the company had been repaired. Mayor Sorensen thought there were a few more that still needed work.

TCM Artie Powell inquired about the delineator markers in Town and Mr. Marchant explained that they probably should not be cut down because they mark where the cable is, but ultimately it is up to the homeowner. Mr. Marchant thanked the TC for their time.

TCM Hunter made a motion to discuss the Town Survey of 7700 E. before the other items on the agenda. TCM Powell seconded the motion. All vote Aye. Motion passed

7- Discussion and/or action on Town Survey of 7700 E. from 600 S. to the south end of 7700 E. (See Attachment #2)

Allen Endicott explained that there were some issues with a property located at 674 S. 7700 East that someone wants to buy. He stated that a gentleman, Mr. Beck, who is interested in purchasing the property has had it surveyed and it doesn't match up with the county Geo Gizmo map. The map shows that 7700 E. from 600 S. to the end of the road south is part of the property. It also shows a question mark on the road. On the survey that Mr. Beck had done it shows just the south part of the road attached to the property at 674 S. Also, currently the property does not have enough frontage to build a home. There is a house already on it and that would protect it with grandfather's rights, but Mr. Beck wants to tear down the house and build a new one. That would change the grandfathered status. Mr. Endicott and Mayor Sorensen met with him earlier in the day and they discussed the issues. Mr. Beck wondered if he deeded the part of the road that is listed as part of his property to the Town, if they would accept the amount of frontage he has and allow a home to be built. Mr. Endicott suggested the Town do this and TCM Sandy Hunter suggested the Town get the road surveyed first. The TC talked about which company they would use to survey the road. They also discussed creating an MOU between the Town and Mr. Beck in the near future.

The Weber County Plat Map

On a town street as a buildable lot this property

the property and this would be Mr. Beck

TC having planning commission

TCM Hunter motioned to approve a Town survey of 7700 E. south of 600 S. to the end of the road going south. TCM Powell seconded the motion. Roll Call Vote. Votes reflected below. Motion passes 5-0.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Richard L. Sorensen	X			
CM Bruce Ahlstrom	X			
CM Kevin Anderson	X			
CM Sandy Hunter	X			
CM Artie Powell	X			

8. Discussion and/or action on approval of minutes for Town Council Meeting October 4, 2023-
(See Attachment #3) TCM Ahlstrom motioned to approve the minutes for Town Council Meeting October 4, 2023. TCM Hunter seconded the motion. All votes Aye. Motion passed.

9. Discussion and/or action on approval of minutes for Town Council Meeting October 5, 2023
(See Attachment #4) TCM Powell recused himself and acting as citizen he suggested the TC put a disclaimer after the comments of Steve Songer on page 3 because Mr. Songer suggested something was done inappropriately, without presenting evidence. The TC agreed and TCM Anderson created the disclaimer. It reads, "No other information supporting that statement was presented. The Town makes no finding or determination concerning the accuracy thereof and does not rely thereon."

TCM Artie Powell motioned to approve the minutes for Town Council Meeting October 5, 2023. TCM Anderson seconded the Motion. All votes Aye. Motion passed.

10. Discussion and/or action on approval of Ordinance 2023.6.22 -Highway Commercial Zone, and Table 15.1 Acceptable Use Table

(See attachment #5) TCM Hunter presented the Ordinance and Table and reviewed the reasons behind the changes. A discussion about creating a C2 zone had first happened when Mayor Truett was serving and was discussed again last summer during a TC meeting with the American Legion. The TC reviewed the changes and decided that some of the uses in the table were too restrictive. They also had concerns about single family dwellings allowed in the C2 zone. They didn't want to annex any commercial properties into the Town that had the potential of containing several homes. They were concerned about providing water hookups and losing revenue due to the property changing from commercial to residential.

TCM Ahlstrom motioned to table the ordinance and send it back to the Planning Commission for revision. TCM Anderson seconded the motion. All votes Aye. Motion passed.

11. Department updates:

TCM Bruce Ahlstrom asked for an update on the cabin. Mayor Sorensen reviewed the different bids that were given. They talked about the need to start as soon as possible because of the weather. Mayor Sorensen announced that the Town had received a generous donation from an Aldous descendant to help fix the roof. He asked Nikki Wolthuis to contact her and make sure the donation wasn't a hardship.

TCM Artie Powell wanted to discuss the consolidation of the Town lots. He wondered if instead of consolidating the lots, which was against the lender's advice, they adjust the lot lines. With a legal description of the lot containing the pickleball court they could amend the agreement with the park board and apply for funds. Mayor Sorensen was concerned about having the Town Hall/Community Center in the park zone.

TCM Sandy Hunter motioned to adjourn the meeting. TCM Anderson seconded the motion All votes Aye. Motion passed.

Meeting adjourned at 8:25 p.m.

Nikki Wolthuis, Town Clerk

A large, stylized handwritten signature in blue ink, likely belonging to Nikki Wolthuis, Town Clerk. The signature is written in a cursive, flowing style and is positioned diagonally across the page.

DEVELOPMENT AND DEFERRAL AGREEMENT

The "Parties" to this Development and Deferral Agreement ("Agreement") are The WANGSGARDS 41 IRREVOCABLE TRUST, ("Developer" or "Wangsgards") and HUNTSVILLE TOWN ("Town"). The Effective Date of this Agreement is the date signed by the last Party to this Agreement.

RECITALS

WHEREAS, Utah Code §10-9a-604.5 provides for this Agreement;

WHEREAS, the Developer seeks permission to dedicate a Public Right-of-Way (the "ROW") which ROW is more particularly described on Exhibit "A" hereto, which is the "Survey" attached hereto and incorporated herein by this reference;

WHEREAS, the Town seeks to protect the health, safety, and general welfare of the residents by requiring the residents to conform to the Town Code when dedicating the ROW;

WHEREAS, the purpose of this Agreement is to protect the Town from the cost of completing the ROW improvements which shall be made by the Developer or subsequent development of the property adjoining the ROW specified in the Survey;

WHEREAS, the mutual promises, covenants, and obligations contained in this Agreement are authorized by State Law and binding on the Developer, subsequent purchasers and those benefitting from the ROW;

THEREFORE, the Parties hereby agree as follows:

SECTION 1: FINDINGS OF FACT

The following Findings of Fact are agreed upon by the Parties:

1. On, July 30, 2015, the Huntsville Planning Commission reviewed the plats of the property owned by William and Michaeline Wangsgard (the "W&M Wangsgard Property"), legally identified as Weber County Parcels: 200100022 and 200100041.
2. William Wangsgard explained that in the pre-1970's his father Harold W. Wangsgard annexed approximately four (4) acres located at the end of 6800 East into Huntsville Town (the "Harold Wangsgard Property"). At that time, the portion of 6800 East ending at the Harold Wangsgard Property was a Weber County road, there being county properties between the Harold Wangsgard Property and the Town boundaries. As such, the annexed property was an island, with Weber County property between the Harold Wangsgard Property and the Town boundaries.
3. In the 1970's Jack and Barbara Cox (William Wangsgard's sister) built a house on the western-most quarter of the Harold Wangsgard Property, obtaining permission from Harold Wangsgard and the Town to access their house via 6800 East, and crossing the

Harold Wangsgard Property. The portion of the Harold Wangsgard Property where the Cox house is located (the "Cox Property") is now identified as Weber County Parcel: 20-010-00463.

4. On or about 1991, the Harold Wangsgard Property was divided into four (4) lots, roughly equal in size. These four lots included the Cox Property (Lot 1), and three additional lots to the east of the Cox Property, (Lots 2, 3 and 4), and an additional 45-foot-wide by 389-foot-long rectangular parcel that contains a 25-foot ROW (the "ROW Parcel"), and was recorded as Weber County 20-010-0022. This ROW Parcel fronts the southern portion of lots 1, 2, and 3 and 4. Also, on or about 1991, William B. H. and Michaeline Wangsgard obtained a building permit from the Town and built a house on the eastern-most lot, (Lot 4), identified as Weber County Parcel 20-010-0031.

Later the Wangsgards acquired the adjacent Lot 3, and a new parcel number was assigned to that lot, (20-010-0040). They also acquired ownership of the ROW Parcel, 20-010-0022, that served as a driveway and contains a 25-foot-right-of-way granted by the Wangsgards.

5. Also in the intervening years, the property between these four (4) parcels and the Town boundary was annexed into the Town and 6800 East was paved up to the SW corner of the properties. The Town's obligation for snow removal only extends to the end of 6800 East, but the Wangsgards have allowed the snowplow to use the ROW and their driveway to turn around.
6. Preston Cox purchased parcel 20-010-0042 (Lot 2) and built a house on this parcel in approximately 2010.
7. In 2008, the Wangsgards platted the two properties (20-010-0031 and 20-010-0040) into one parcel for tax purposes (the "Consolidated Wangsgard Property"). It received a new parcel number (20-010-0041).
8. The Wangsgards submitted an application to the Planning Commission to re-subdivide the Consolidated Wangsgard Property on March 24, 2022. The Planning Commission recommended approval of the subdivision application. The Town Council discussed the subdivision application on July 21, 2022.
9. To comply with the Huntsville Town Code 15.6.5 the frontage for every dwelling shall have the required frontage on a public street or on a right-of-way which has been approved by the Town. This ROW Parcel has been approved by the Town and complies with the Wangsgards frontage requirement for 400 North Street and their share of the ROW dedication requirement for 400 North Street.
10. The Developer proposes to dedicate the ROW Parcel, 20-010-0022, including its 25-foot ROW, to the Town of Huntsville to become the Developer's required share of 400 North Street.

11. To comply with the Huntsville Town Code, the Huntsville Town Council moved to approve the subdivision application of William Bill and Michaeline Wangsgard on July 21, 2022, subject to conditions set forth in this Agreement.

SECTION 2: RIGHT-OF-WAY

1. The Developer hereby dedicates to the Town the ROW Parcel, specified on Exhibit "A" (Weber County Parcel 200100022), which will be the Wangsgard's required dedication for 400 North Street, to comply with Huntsville Town Code 15.6.5.
2. The following requirements must be satisfied before subdivision or other development shall be approved on Weber County Parcel 200100010; the property located south of the 400 North ROW:
 - a. Access to Weber County Parcel 200100010 shall be the 400 North ROW.
 - b. Connection to utilities may be made at the most accessible location or locations for utilities along the 400 North ROW to minimize ROW excavation.
 - c. Any future development of what is now Parcel 200100010 requires the dedication of additional right-of-way to complete the southerly portion of 400 North Street fronting Parcel 200100010, sufficient to meet the requirements of the Town's minimum road width standard that are in place at the time of application for subdivision or any other development of Parcel 200100010 whatsoever.
 - d. As a condition of subdivision or development approval of 200100010, or any portion thereof, the ~~developer~~ Owner thereof is required to complete and connect 400 North Street to 6900 East Street, complying with all size, width, and development standards in place at the time of application for subdivision or any other development of Parcel 200100010 whatsoever.
3. The Town shall be responsible for snow plowing the ROW and temporary cul-de-sac.
4. At the time of the completion of the 400 North Street Improvements and the connection of 400 North Street to 6900 East Street, as set forth above, the temporary turnaround cul-de-sac easement on the Consolidated Wangsgard Property created hereby (encumbering the Parcel 20-010-0041, which includes prior Lots 3 and 4), shall expire by its terms.
5. This Agreement shall be recorded by the Town against all affected and adjoining parcels on Exhibit "A" attached hereto and incorporated herein by this reference.
6. Deferral. All ROW improvements required by the Town Code for 400 North Street on the ROW Parcel, 20-010-0022, dedicated by Developer are hereby deferred in accordance with this Paragraph. Such required improvements, by agreement with the City/Town, do not and will not include curb, gutter and sidewalk. The Town may require the Developer to install all deferred improvements to the ROW parcel #200100022 within 180 days of

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written notice from the Town in the event that Parcel 20-010-0010 is subdivided into residential lots. Improvements shall conform to the Town's standards in place at the time the improvements are installed, however such improvements shall not include the improvements specifically excepted earlier in this paragraph. Developer agrees to install and maintain a gravel road surface on the portion of the dedicated ROW in the sufficient width to meet the requirements of Weber Fire District.

SECTION 3: GENERAL PROVISIONS

1. Indemnification. The Developer and any subsequent purchaser, assign, or any other party hereby expressly agrees to forever indemnify and hold the Town harmless from and against all claims, costs, and liability of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of this Agreement or the performance of any construction or work at the time of development or improvements under this Agreement.
2. Term. The term of this Agreement is perpetual, and this Agreement is binding on all heirs, subsequent purchasers, and/or assigns.
3. Employment. The Developer is not an agent or employee of the TownCity.
4. No Waiver. No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Town and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Town's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.
5. Amendment or Modification. The Parties to this Agreement may amend or modify this Agreement only by written instrument executed by the Town and by the Developer, or authorized agent. Such amendment or modification will be properly notarized before it may be effective.
6. Attorney's Fees. Should either party be required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, the prevailing party, plaintiff, or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court, arbitrator, or mediator awards relief to both Parties, each will bear its own costs in their entirety.
7. Vested Rights. Except for the express terms related to the ROW dedicated herein, this Agreement shall not be interpreted to grant any other vested right to the Developer or any other person or entity whatsoever.
8. Third Party Rights. No person or entity not a party to this Agreement has any right of action under this Agreement.

Commented [K4]: The Wang-gards would like to know what the "requirements of the Weber Fire District" will be.

9. Scope. This Agreement constitutes the entire agreement between the Parties and no oral statement(s), promise(s), inducement(s), or otherwise that is/are not expressly contained in this Agreement is binding on the Parties.
10. Severability. If any part, paragraph, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, paragraph, term, or provision of this Agreement.
11. Recordation. The Town shall record this Agreement at any time in the Recorder's Office of Weber County, Utah, for the parcels legally identified and described in Exhibit "B" attached hereto.
12. Referendum. If this Agreement is subject to referendum, it shall be at the sole expense of Developer.
13. Immunity. Nothing contained in this Agreement constitutes a waiver of any of the Town's immunity under any applicable law or otherwise.
14. Jurisdiction and Venue. Jurisdiction and venue for any litigation or action commenced by either Party to this Agreement shall be the Second District Court of and for Weber County. The Parties hereby expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.
15. Notice. Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows:

- a. Developer: _____
- b. Town: _____

FOR TOWN:

 Mayor Date _____

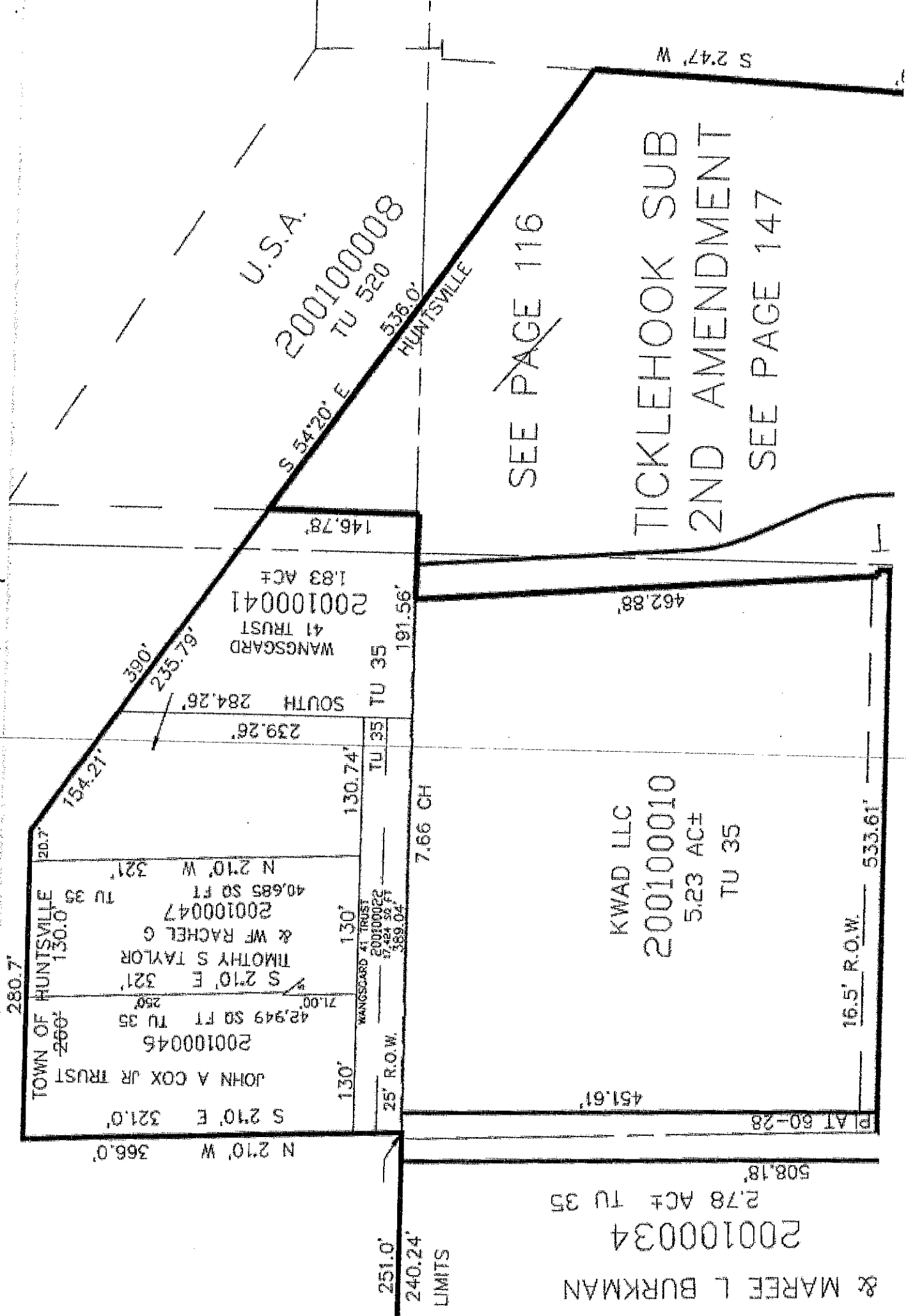
Attest:

 Town Clerk

Approved as to Form:

 Town Attorney

Exhibit A



TOWN OF HUNTSVILLE
 130.0
 TU 35
 JOHN A COX JR TRUST
 200100046
 42,949 SQ FT TU 35
 S 210° E 321'
 21.00
 250'
 TIMOTHY S TAYLOR
 & WF RACHEL G
 200100047
 40,685 SQ FT
 N 210° W 321'

183 AC±
 200100041
 WANGSGARD
 41 TRUST
 SOUTH 284.26'
 239.26'

KWAD LLC
 200100010
 5.23 AC±
 TU 35

U.S.A.
 2001000008
 TU 520

TICKLEHOOK SUB
 2ND AMENDMENT
 SEE PAGE 147

SEE PAGE 116

251.0'
 240.24'
 LIMITS

508.18'
 2.78 AC± TU 35
 200100034
 & MAREE L BURKMAN

PLAT 60-28

16.5' R.O.W.
 533.61'

7.66 CH

TU 35
 191.56'

146.78'

462.88'

S 247' W

HUNTSVILLE
 536.0'

S 54° 20' E

154.21'
 235.79'

280.7'

20.7'

130.74'

130'

130'

130'

130'

130'

130'

change to 2023

HUNTSVILLE TOWN
ORDINANCE 2022.6.22

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH ADDING TITLE 15.8A
HIGHWAY COMMERCIAL ZONE C-2

RECITALS

WHEREAS, Huntsville Town (hereafter referred to as "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the Town to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

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

WHEREAS, Table 15-1, Huntsville Town Acceptable Uses by Zone, in Title 15 designates a Commercial Highway Zone C-2, the Huntsville Town Planning Commission desires to establish the standards of the Commercial Highway Zone C-2 into Title 15, Land Use;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on Thursday September 28th 2023, to take public comment on this Ordinance, and subsequently gave its recommendation to adopt this Ordinance on September 28th 2023;

WHEREAS, the Town Council received the recommendation from the Planning Commission and held its public meeting on _____, and desires to act on this Ordinance;

NOW, THEREFORE, be it ordained by the Huntsville Town Council 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: Amendment. The *Huntsville Municipal Code* is hereby amended to read as follows:

15.8.A COMMERCIAL HIGHWAY ZONE (C-2)

- 15.8A.1 Purpose
- 15.8A.2 Use Regulations
- 15.8A.3 Single-Family Dwellings Use and Regulations
- 15.8A.4 Front Yard Regulations
- 15.8A.5 Side Yard Regulations
- 15.8A.6 Rear Yard Regulations
- 15.8A.7 Height Regulations
- 15.8A.8 Coverage Regulations
- 15.8A.9 Architectural, Landscape, and Screen Standards
- 15.8A.10 Parking
- 15.8A.11 Special Development Plan Overlay Zone

15.8A.1 Purpose

The purpose of the C-2 Zone is to designate areas within Huntsville Town that are close to Highway 39 and not in the center of Huntsville Town and would accommodate other uses in a commercial zone that are not permitted in the center of old Huntsville Town.

15.8A.2 Use Regulations

All uses allowed in the Commercial Highway Zone C-2 are designated either as permitted in Table 15-1, or as conditional and approved pursuant to a Conditional Use Permit by the Town Council. Signage regulations are contained in the Huntsville Town Signs Title, with additional considerations in this Chapter.

15.8A.3 Single-Family Dwellings Use and Regulations

All Use, Area, Frontage, Coverage, Yard, Height Regulations and Special Provisions pertaining to single-family dwellings are listed in the Agricultural Zone A-3 under Single Family Dwellings.

15.8A.4 Front Yard Regulations

The depth of the front yard shall be thirty (30) feet from the property line for all structures.

15.8A.5 Side Yard Regulations

The minimum side yard shall be ten (10) feet. The measurement of the side yard shall be the distance between the wall of a structure (above or below ground) and the side property line. If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. The only portion of the structure allowed to violate the ten (10) foot setback is a roof eave extending out 18 inches or less.

15.8A.6 Rear Yard Regulations

Lots which rear upon the side yard of another lot in a residential zone R-1 or agricultural zone A-3, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8A.7 Height Regulations

No pitched roof building or structure shall be erected to a height greater than two and one-half (2 ½) stories, or thirty-five (35) feet unless the height is for a unique architectural feature(s) recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty (40) feet, be no greater than 150 sf each and no greater in length than 20 feet each (e.g. bell tower, etc.) There shall not be more than two unique structures per acre. Flat roof buildings shall not exceed two (2) stories or twenty-four (24) feet, whichever is greater.

15.8A.8 Coverage Regulations

No buildings or structures or group of buildings with their accessory buildings shall cover more than 45 percent of the area of the lot.

15.8A.9 Architectural, Landscape and Screening Standards

As permitted in the Huntsville Town Architectural, Landscape, Screening, and Waste Disposal Standards Title 15.20.3 and as required below:

General requirements for all main buildings facing the public street:

1. No HVAC located on a roof to be visible from the street.
2. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas.
3. Roof and impervious parking lot surface runoff is encouraged to be returned to the landscaped areas on the lot and not engage the public stormwater system. Rain barrel water catchments are encouraged for roof runoff.
4. Metal roofs shall be painted or of a non-reflective nature.
5. Shingled roofs shall be composed of at least a 25-year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.
6. Fencing shall be three to four rail type fencing when visible from the street.
7. For pitched roofed buildings exterior walls to be composed of board and batten siding but may contain stone or brick features for up to 25% of the front facade.
8. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally.
9. No stucco is allowed.

15.6.2.A.3

No single-family dwelling, or portion therefor, shall be rented ~~or used~~ while occupied by the respective owner, except as provided for in the Title 15.18.5

move to just above 15.24.2

15.8A.10 Parking

15.23

As permitted in the Huntsville Town Vehicle Parking and Loading Title 15.24 except location of parking spaces shall be on the same lot as the main building.

15.8A.11 Specific Development Overlay Zone

All property that must use Utah State Highway 39 for motor vehicle access shall meet the requirements specified in Utah Administrative Code R930-6.

switch paragraphs

~~15.8A.12 Specific Development Overlay Zone~~

Motor Vehicle Access

move 15.6.2.A.3 here

As permitted in the Huntsville Town Commercial Zone C-1, Title 15.8.10, and following the requirements of Title 15.29, Specific Development Plan Overlay Zone.

15.24 ACCESS MANAGEMENT

All business requiring motor vehicle access shall meet the requirements specified is Utah Administrative Code 930-6

Get rid of this section

15.24.2 Businesses Requiring Motor Vehicle Access

A. All businesses bordering Utah State Highway 39 shall meet the requirements specified in Utah Administrative Rule §§, R930-6.

B. All businesses, roadside stands, and public parking lots requiring motor vehicle access on Huntsville Town streets shall meet the following requirement: Access to the business or other structure or parking lot shall be by not more than two roadways for each one hundred (100) feet or fraction thereof of frontage on any street, no two of said roadways shall be not more than thirty-four (34) feet in width and shall not be closer than twenty (20) feet to the point of intersection of two property lines or at any street corner; and a curb, hedge, or fence of not more than two (2) feet in height shall be provided by the owner to limit access to the permitted roadway. Exception: service stations in a commercial zone may have a maximum roadway width of fifty (50) feet.

Section :3

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

PASSED AND ADOPTED by the Town Council on this ____ day of _____, 2023.

_____ Mayor

ATTEST:

_____ Town Clerk

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the Town Clerk of Huntsville Town, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) Huntstvilletown.com, 2) Huntsville Town Office Building, and 3) Utah Public Notice Website on the above referenced dates.

_____ DATE: _____

Town Clerk

TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Accessory Building, Private	P	C	C	P	C	C	C	C	
Adult/sex-oriented facilities and businesses	N	N	N	N	N	N	N	N	
Agriculture	P	N	N	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	N	
Auto rental	N	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	N	
Auto wrecking yard	N	N	N	N	N	N	N	N	
Banks and financial services	N	C	C	N	C	N	N	N	
Bars, taverns, clubs	N	N C	N C	N	N	N	N	N	Limit of no more than 2 per zone See 15.6.2.C
Bed and breakfast	C	C	C	C	C	C	N	N	
Bike Path	P	C	C	P	C	P	P	P	
Botanical or zoological garden	N	N	C	C	C	C	P	N	
Campground	N	N	C	C	C	C	P	P	
Car wash, commercial	N	N	C N	N	N	N	N	N	
Cell Tower	N	N	N	N	N	N	N	N	
Cemetery	C	N	N	P	C	P	P	N	
Childcare center with less than 9 children	C	C	C	C	C	C	N	N	
Childcare center with more than 9 children	N	N	C	C	C	N	N	N	
Childcare, in home	C	C	C	C	C	C	N	N	
Churches	C	C	C	C	C	N	N	N	
Commercial kennels	N	N	C	C	N	C	N	N	
Construction equipment rental	N	N	C	N	N	N	N	N	Combine these two
Construction equipment storage &	N	N	C	N	N	N	N	N	
Construction equipment sales, wholesale	N	N	C	N	N	N	N	N	
Construction services office	N	N	C	N	N	N	N	N	
Dwelling unit, accessory	N	N	N	N	N	N	N	N	
Dwelling unit, multi-family (Apts)	N	N	N	N	N	N	N	N	
Dwelling unit, nightly rentals	N	N	N	N	N	N	N	N	
Dwelling unit, single-family attached (Condominiums, Townhomes)	N	N	N	N	N	N	N	N	
Dwelling unit, single family	P	P	P	P	P	P	N	N	
<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>

combine
↓

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

change to "C"

Use – Retail Sales	R-1	C-1	C-2	A-3	CR1	S	O	RC	Additional Reference
Agricultural sales and service	N	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	C	N	N	N	
Art Supply Store	N	C	C	N	C	N	N	N	
Auto Parts Store	N	N	N	N	N	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	N	
Bakery	N	C	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	N	
Big box retail	N	N	N	N	N	N	N	N	
Bookstore	N	C	C	N	C	N	N	N	
Bowling Alley	N	N	C	N	N	N	N	N	
Camera Shop	N	C	C	N	C	N	N	N	
Clothing/Boutique Shop	N	C	C	C	N	N	N	N	
Convenience Store	N	C	C	N	C	N	N	N	
Department or discount store	N	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	C	N	N	
Food Truck	C	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	N	C	C	C	N	N	N	N	
Grocery Store	N	C	C	N	C	N	N	N	
Hardware Store	N	C	C	N	C	N	N	N	
Kiosk	N	C	C	C	C	N	N	N	
Laundromat, Laundry	N	N/C	C	N	C	N	N	N	(C-1 conditions) 3 or less washers & 3 or less dryer
Locksmith or Key Shop	C	C	C	C	C	N	N	N	
Medical/Dental/Optical Clinic	N	C	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	N	
Mortuary	N	N	N	N	N	N	N	N	
Music Store	N	C	C	N	N	N	N	N	
Optical Shop	N	C	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	N	
Pet Shop	N	C	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	C	N	N	
Pharmacy	N	C	C	N	C	N	N	N	
Print Shop	N	C	C	N	N	N	N	N	
Recreation Vehicle and Boat Sales	N	N	N	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	N	
Restaurant, Drive-In or Drive-Through	N	N	N	N	N	N	N	N	
Restaurant, Deli or Take-out	N	C	C	N	C	N	N	N	
Restaurant, Full Service	N	C	C	N	C	N	N	N	
Seasonal Outdoor Vendor	N	C	C	C	C	C	N	N	
Shoe Store	N	C	C	N	N	N	N	N	
Restaurant w/ Alcohol Service	N	C	C	N	C	N	N	N	Limit 2

Specify that these are C-1 conditions

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>C-2</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Smoke Shops	N	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	C	N	N	
Studio, decorator and display	N	C	C	N	C	N	N	N	
Studio, Health or Exercise	N	C	C	N	C	N	N	N	
Tent Vendor	N	C	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	C	N	N	N	N	N	

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

change to "C"

Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	N	
Fishing Ponds (Private or Public)	C	N	C	C	C	C	P	N	
Funeral services	N	C	C	N	C	N	N	N	
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	
Gasoline service station with convenience store	N	N	C	N	C	N	N	N	
Golf courses	N	N	C	C	C	C	C	N	
Golf Course, (miniature)	N	N	C	N	N	N	N	N	
Golf Driving Range with Golf Course	N	N	C	C	C	C	C	N	
Group home for juveniles	N	N	C	N	N	N	N	N	
Healthcare facilities	N	C	C	N	N	N	N	N	
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	C	N	N	
Home based businesses	C	C	C	C	C	C	N	N	
Horse boarding	C	N	C	C	C	N	C	N	
Horse stables and riding academy	N	N	C	C	C	N	C	N	
Hospitals	N	N	C	N	N	N	N	N	
Hotel, motel or inn with fewer than 16 rooms	N	N	N	N	N	N	N	N	
Hotel, motel or inn with 16 or more rooms	N	N	N	N	N	N	N	N	
Manufacturing, heavy	N	N	N	N	N	N	N	N	
Manufacturing, light	N	N	C ^N	N	N	N	N	N	
Medical equipment supply	N	C	C	N	N	N	N	N	
Mining, resource extraction	N	N	N	N	N	N	N	N	
Movie Theater	N	N	C ^N	N	C	N	N	N	
Museum	C	C	C	C	C	C	C	C	
Nursing home, Assisted Living	N	C	C	N	N	N	N	N	
Offices, general	N	C	C	N	N	N	N	N	
Offices, medical and dental	N	C	C	N	N	N	N	N	
Outdoor display of merchandise	N	C	C	N	C	C	N	N	
Park and ride	N	N	C	N	C	N	N	N	
Parking lot	N	C	C	N	C	C	N	N	
Parks, Public	N	C	C	P	C	P	P	N	
Parks, Private	P	C	C	P	C	P	P	P	
Performing Arts Center	N	C	C	N	C	C	N	N	
Personal improvement services	C	C	C	C	C	C	N	N	
Property management offices/check in facilities	N	N	N	N	N	N	N	N	
Reception Center / Events	N	C	C	N	C	N	N	N	
Use	R-1	C-1	C-2	A-3	CR1	S	O	RC	Additional Reference

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed

Recreation and athletic facilities	P	C	C	N	C	C	C	N	See 15.6.2.1
Recreation Equipment Rentals	N	C	C	N	C	C	C	N	
Recreation, public	N	C	C	N	C	P	C	N	
Recycling facilities	N	N	N	N	N	N	N	N	
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	C	N	N	
Repair services, Motorized	N	N	C	C	C	C	N	N	
Repair services, Non-motorized	C	C	C	C	C	N	N	N	
Residential treatment facility	N	N	N	N	N	N	N	N	
Retail Sales (See Chart Below)									See Below
Schools	N	C	C	N	N	N	N	N	
Skating Rink, Indoor	N	C	C	N	C	N	N	N	
Stockyards	N	N	N	N	N	N	N	N	
Storage, Indoor, Commercial	C	C	N	N	N	N	N	N	<i>*See Applicable Conditional Uses Defined (Attached to this document)</i>
Storage, RV, boat or vehicle, Private	P	N	C	P	C	C	N	P	
Storage, RV, boat or vehicle, Commercial (Indoor or Outdoor)	N	N	N	N	C	N	N	N	
Temporary Structures	C	C	C	C	C	C	N	N	
Timeshares	N	N	N	N	N	N	N	N	
Trailhead Parking	C	C	C	C	C	C	C	N	
Trails	C	C	C	P	C	P	P	C	
Transportation/Shuttle Services	N	C	C	N	C	C	N	N	
Truck Stop	N	N	N	N	N	N	N	N	
Utility Facilities	N	C	C	N	C	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	C	
Veterinarian	C	C	C	C	C	N	N	N	
Warehousing and Distribution	N	N	N	N	N	N	N	N	
Wholesale Construction Supply	N	N	N	N	N	N	N	N	
Wildlife Sanctuary	N	N	C	C	C	P	P	N	

Revised and Adopted 6-2-22

Zones: R-1-Residential, C-1-Commercial, C-2-Commercial Highway, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

Any use not listed is not allowed ~~but persons may petition for a use not listed~~ Never mind.