

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING**

**Thursday, June 1<sup>st</sup>, 2006**

**7:00 p.m.**

**Ogden Valley Library**

**Present:** Mayor James C. McKay  
Council Member Richard Sorensen  
Council Member Jim Truett  
Council Member Chris Stevenson  
Council Member Ron Gault  
Clerk/Recorder, Gail Ahlstrom

<b>Citizens:</b>	Carson McKay	John Posnien	Tim Hansen	Joe Harris
	Kathy Thompson	Alan Clapperton	Majken Harris	
	Paul Newey	Stephen Hadley	Shirley Hadley	
	Richard Creamer	Erma Wilson	Jack Davis	
	Dawson Hedges	D-Bell	Rich Wangsgard	
	Chris Wangsgard	Kenneth Albertson	Ramona Clapperton	

Mayor McKay called the meeting to order promptly at 7:00 p.m. There is a full quorum present for tonight's meeting. He thanked all of the residents for their attendance. Jerry Engstrom is excused he is not feeling well.

Joe Harris led the pledge of allegiance.

The Mayor commented that this public hearing was appropriately noticed. Council Member Gault made a motion to adjourn the regular council meeting to hold the scheduled public hearing. Council Member Sorensen seconded. All votes aye. Motion does pass.

<b>Roll:</b>	Carson McKay	John Posnien	Tim Hansen	Joe Harris
	Kathy Thompson	Alan Clapperton	Majken Harris	
	Paul Newey	Stephen Hadley	Shirley Hadley	
	Richard Creamer	Erma Wilson	Jack Davis	
	Dawson Hedges	D.W. Bell	Rich Wangsgard	
	Chris Wangsgard	Kenneth Albertson	Ramona Clapperton	

Public Hearing on Land Use Ordinance, Title 15:

Council Member Gault, who is the Council Member over the ordinances, has really been the team leader for an extended amount of time in working on the tremendous project of updating the town's ordinances. This evening there is one section of the ordinances that will be considered for adoption, and that is the Land Use Regulation Ordinance, Title 15. The Mayor thanked the Planning Commission, Town Council, and concerned citizens for their input on the ordinance. This ordinance has been debated and discussed, and every effort was made to comply with the new regulations set forth by the state legislature, known as Senate Bill 60.

The Council feels that what is being presented tonight does comply. The Mayor turned the time over to Council Member Gault for an overview of the ordinance. Council Member Gault used a power point presentation to help with the explanation of why the town has prepared this Land Use Ordinance. Council Member Gault explained that in the 2004-2005 Utah State Legislation sessions there were numerous changes to the Land Use Regulation Ordinances. The changes were partially motivated to make the system easier and faster for developers. They attempted to clarify some of the land use issues that have been problematic in the past. The state is requiring all municipalities to update their Land Use Ordinance.

Council Member Gault explained how he went about preparing this ordinance. He and the Planning Commission have been working on this since last June. He has held several Open Forums to gather citizen comments. The initial draft was prepared by the Planning Commission and in January the draft ordinance was given to the Town Council. There have been many work sessions with both the Planning Commission and the Town Council, where each section of the ordinance was debated, reviewed, and revised. Copies of the draft ordinance were made available at the town hall, as well as being on the town's website.

Council Member Gault remarked that this Land Use Regulation Ordinance will be called Title 15, there will be 14 ordinances in front of this one. The purpose of the ordinance will be to classify and regulate land uses. The basic goal of any ordinance including this one is to promote the health and safety of the community. Huntsville Town originally had three zones, Residential, Commercial, and Recreation Zone. There have been six other zones added to the new ordinance, flood plain, shore line, agricultural, commercial resort, open space, and park zones. This will allow more flexibility with the land use planning if the town ever wants to annex property. The ordinance does not include Transfer Development Rights (TDR). It does allow for cluster subdivision with  $\frac{3}{4}$  acre lots.

The permitted use section was updated to meet the new state requirements. Annexation and rezoning had significant changes made to formalize and streamline the process. The appeals process has been changed from a Board of Adjustments to an Appeals Authority, this is in compliance with SB60. The town will have an Appeals Authority Board with five members. The Land Use and Building Permits, this is basically the same concept as before, with an appointed Building Permit Official. The permit forms have been updated and will be put on the town's website.

The next step will be to update all remaining ordinances and bring them up to date. Council Member Gault plans on starting on these other ordinances as soon as the Land Use Ordinance is adopted. He hopes to have a draft copy of the remaining ordinances by July.

The meeting was opened up for public comment:

D-Bell asked if there will be training required to be on the Appeals Authority Board. Council Member Gault answered that no, there is no training required by the State. The Utah League of Cities and Towns does provide training and he would be in favor of the board members getting some training.

Jack Davis gave Council Member Gault a vote of thanks for such a detailed, organized document, and expressed his appreciation to the Council for all of their work in preparing this ordinance. Council Member Stevenson made a motion to close the public hearing and reconvene the regular Town Council meeting. Council Member Sorensen seconded. All votes aye. Motion does pass. Mayor McKay thanked Council Member Gault for being the team leader on this large project. The community is very fortunate to have someone who has been so dedicated in preparing this document.

Discussion and/or action on proposed Land Use Ordinance, Title 15:

Council Member Gault made a motion to accept the Land Use Ordinance as prepared. Council Member Truett seconded. All votes aye. Motion does pass.

	<u>Yea</u>	<u>Nay</u>
Mayor McKay	X	
Council Member Truett	X	
Council Member Sorensen	X	
Council Member Gault	X	
Council Member Stevenson	X	

**\*Department Reports:**

**\*Mayor McKay:**

Presentation by Treasurer on tentative 2006-2007 Budget:

The Mayor explained that each year in June, the town has the opportunity to analyze and make projections for the new year. Ramona Clapperton has prepared and will present information on the tentative 2006-2007 budget, the Council will give affirmation of the direction of the budget, and on June 15<sup>th</sup> there will be a public hearing on the budget. A week prior to the public hearing copies of the proposed budget will be available at the town hall.

Ramona stated that this is just a preliminary budget. The month of June numbers still need to be added to the budget. Ramona explained that on the first page is the General Fund Revenues, on the second page is a break down of each department and how much will be allotted to each department. This related to the Enterprise, Water, and Capital Project Funds as well. Ramona asked the Council to please review the tentative budget and ask for explanations on anything they don't understand or agree with. In the Water Fund, there is proposed increase to the water and a garbage fee, this increase has been included on the proposed budget. There will be no increase to property taxes.

Council Member Sorensen commented there is a \$12,000 short fall from last year to this year in the General Fund. Ramona replied that there are items that the town isn't anticipating purchasing this coming year that were purchased last year. Such as the canopy's that were purchased for the 4<sup>th</sup> of July celebration last year. Council Member Gault asked about the General sales and use taxes, does this amount come from the Chevron Station. Ramona answered yes. The Mayor commented that the sales tax revenue we receive as a community comes by a complex formula. Approximately half of the sales tax the town receives comes based on population, and the balance comes based on point of sales.

Because the town is a bedroom community we receive a larger portion based on population than on point of sales. The state has debated this issue back and forth many times. Ramona commented on the expenditures, in the past she has included all expenditures in one category in the Capital Outlay. The auditors recommended having a Capital Outlay in each department, this change has been included. Council Member Stevenson asked about the increase to the cemetery fund, Ramona replied that she was being optimistic about the sale of burial plots. There has not been an increase to the burial plots for years, they cost \$300. The Mayor explained that because the perpetual care fund for the cemetery, which is approximately \$114,000.00, the interest this account earns is automatically transferred to the General Fund, from which cemetery and other general expenses come from. This has been a lump sum figure of the interest earned on all of the reserves. Part of the difference in the figures this year is that the interest earned is being put in the reserve fund for the cemetery perpetual care into the revenue side of the cemetery itself. This has been done in the past, but it has not been done accounting wise.

Council Member Stevenson asked how much the increase to the water and garbage fees will be. The Mayor replied that the increase will be \$3.00 per month, for a standard connection. John Posnien asked why the water fee is going to be increased. The Mayor answered that the revenue is less than the expenditures. During this last year, in the water department, there has been an increase in the propane and operational costs. A meter just went out at the upper spring, the meter cost \$1,680.00 plus installation. There have been a number of maintenance costs at the treatment plant. There are salaries and increases in state required testing. The state is encouraging the town in being more diligent in the back flow prevention program which also has costs attached. Even with the proposed increase of \$3.00, it will bring in less than \$900.00 per month additional. There is a need for line and meter replacements, which there has not been funds for, those are some of the uses for the money that will come in due to the increase. Ramona remarked that the last increase to the water and garbage fees was in April 2004.

D-Bell commented that at the last meeting he asked to see the footnotes on last year's budget added to the website, so that the budget could be understood easier. This has not done yet. Ramona told D-Bell to come to the town hall and she will get him a copy of the footnotes. She will have the footnotes available for this budget at the public hearing. Council Member Gault made a motion to accept the tentative budget as presented. Council Member Stevenson seconded. All votes aye. Motion does pass.

Set date for public hearing on amended 2005-2006 Budget:

Mayor McKay made a motion to set a public hearing on June 15<sup>th</sup>, at 7:00 p.m. to consider the amended 2005-2006 budget. Council Member Stevenson seconded. All votes aye.

Set date for public hearing on proposed 2006-2007 Budget:

Mayor McKay made a motion to set a public hearing on June 15<sup>th</sup>, at 7:15 p.m. for the 2006-2007 budget. Council Member Sorensen seconded. All votes aye. Motion does pass. Both of these hearing notices will be sent out with the town newsletter, as well as the appropriate postings for budget hearings.

#### Water Update:

Mayor McKay reported that the project for water line replacement is moving forward. One of the challenges the town has with its water system is that we know approximately where things are. The older system does not have exacting locations of things. So there have been a couple of problems with this. Tomorrow there will be a cut over from the old line to the new line, on 200 south in front of Dave Morse's home. The new line has passed the pressure test, it has to maintain 120 pounds for two hours. There have been two bacterial tests done, which have also passed. Tomorrow the cut over will take place, the line will be flushed, and the contractor will then connect the homes in close proximity to the new line. Then the contractor will start working on additional sections of the water line. The water line is being upgraded from a 3 inch to an 8 inch line. The original water system, which was put in at different times between 1920-1940. There will be additional cut overs on 6800 east on 200 north, 7200 east and First Street, and also on 7700 east and 600 south. One of the things that the new piping and valves will allow is to be able to shut down one or two blocks for repairs, rather than shut down such a large segment of town. It used to be that the whole town was shut off if there were any repairs that needed to be done. It became evident that there needed to be more shut off valves placed throughout the community. The Mayor thanked the residents for their patience with this project.

#### Request from Weber County-Community Booth at Fair:

Mayor McKay mentioned that he has received a request from the County that Huntsville do a community booth for the W. C. Fair. The town has participated before, but it has been a few years. Last year the Monastery did a booth. The Mayor put this out to the Council to see if there is any interest.

#### J.P. Court Report:

The Mayor reported that the town has received from the J.P. Court, fines and forfeitures of \$1,959.01 for the month of April. In the last year there has been an increase in the amount received from the court. This is due to the town being on the state wide warrant computer system. Operating costs for running the court come out of these funds, such as the Judge, the clerk, and supplies and other fees.

#### **\*Council Member Truett:**

##### Signage Update:

Council Member Truett reported that a new sign has been placed on First Street, which directs traffic to the beach marina and down town. This sign was ordered a year ago. They left off directions to the park and left off the wording "Historic" down town. Due to these errors, they gave the sign to the town for free.

Council Member Truett reported that the poles for the address signs have been ordered. He thanked Council Member Sorensen for cleaning up the town shed to make room for storage of the poles. He showed two different fonts, which have been put on the address blades, to the Council for a vote on the font they liked the best. The address signs will be white with black lettering, the blade will be outlined with a cluster of pine trees in one corner. The Council was split on which font they liked.

Council Member Truett will look at all of the numbers in each font, to make sure the numbers are easy to read. The idea of having the trees be green instead of black was brought up. Council Member Truett will check on the coloring to make sure the green will not fade.

Council Member Truett showed everyone the sign that has been made for the Aldous Cabin. Grizzly Graphics made this sign as well as the address signs. Steve Songer designed the sign. The sign will be placed at the north side of the cabin. He also showed the sign that is being prepared for the Huntsville History Library; it will hang from the building and is double sided. Council Member Truett mentioned that the "Welcome to Huntsville" sign was destroyed this past winter. Steve Songer has come up with a couple drawings for this sign as well. These drawings were passed around for the residents to look at. This sign will be wood like the other signs and will be dimensional.

#### Landfill Update:

Council Member Truett reported that Jay Roylance has been in the hospital with a broken back. Jay has worked at the landfill for a long time. Wayne Hadley has been asked to fill in on a permanent basis until Jay recovers.

Council Member Truett remarked that he has a copy of the signed contract with Greg Chambers, to do the road base at the landfill. Council Member Gault contacted the Rich's who own property by the landfill to let them know that there will be some dust and noise for about two weeks. This project should start next week.

#### Town Clean-up Report:

Council Member Truett reported that the town clean up held on May 20<sup>th</sup> went very well. He thanked Dave Jenkins for spearheading this event. He also thanked Cory Thompson and Brad Layton for the donation of the use of their trucks. There was a great turnout. Council Member Truett thanked Max and Suzanne Ferre' for the wonderful breakfast. Members of the Ogden Valley Community Church supported this event with a big turn out. He thanked the Town Council Members as well as all the citizens in the community that turned out to help. They got a lot of projects done and the event was a success.

#### Road Update:

Council Member Truett stated that Rex Harris is writing up the request for the overlays, for 200 south from 7300 east to 7500 east, and 7400 east between First Street and 200 south.

#### Set date for public hearing to correct names of Huntsville streets on Weber County Plat Maps:

Council Member Truett read from a letter given to the Town Council from the Planning Commission. The Planning Commission reviewed the town's plat maps prepared by Weber County on May 25. The plat map has a line drawn down the center of the road from Hwy 39 to the cemetery point, with the north side of the road called 100 north, and the south side 100 south, it is also called First Street. The plat map has 200 south and Main Street as the same road. Each street in town has two different names on the plat map. The streets that have an east address are also called A Street, B Street, C Street, etc. The Planning Commission would like to get this corrected with the county so the plat maps are easier to understand.

The Planning Commission recommended the following to the Town Council. That the name of the street from Hwy 39 to cemetery point be First Street. The name of the street north of First Street would be 200 north, 300 north, etc. The name of the streets south of First Street would be 200 south, 300 south, etc. All east streets would follow 7700 east, 7600 east, 7500 east, etc. The Mayor mentioned that this change will have to be done by ordinance and then recorded with the County.

Council Member Truett made a motion to set the date of June 15<sup>th</sup> @ 7:30 for a public hearing to correct the names of the Huntsville streets on Weber County plat maps. Mayor McKay seconded. All votes aye. Motion does pass.

Complaint received:

Council Member Truett has received a complaint letter concerning the piling up of 12 vehicles on a resident's property. He will get this letter to Mr. Engstrom.

Congratulations:

Council Member Truett congratulated Weber High School's J.V. and Varsity Lacrosse teams for their outstanding performance this year. There are 18 members of the team that live in the community.

**\*Council Member Stevenson:**

Update on 4<sup>th</sup> of July:

Council Member Stevenson remarked that he has been thinking of ways to keep people in the park during the afternoon on the 4<sup>th</sup> of July. He has lined up a water slide, and Council Member Sorensen has lined up a group of skydivers that will land in the park in the late afternoon. He is planning on having a surprise auction item that the skydivers will bring with them for the auction. Hopefully by keeping people in the park longer it will help bring in more revenue for the vendors. Macey's has donated \$50, Stop-N-Shop has donated \$100, Smith's will donate everything at cost for the lunch and will throw in free chips. South Fork Village is donating the use of tractors. Council Member Stevenson is planning on going to other businesses in the valley to ask for donations.

The biggest area of concern is still the auction. Council Member Stevenson is still trying to find five citizens that would be willing to collect 12 items for the auction. Doug's Auction will run the auction. D-Bell commented that he has a snow blower to donate.

Alan Clapperton suggested shooting off the fireworks from the basketball courts in the park this year. There was concern about shooting them off in the tennis courts. This area will be easier to rope off and has a straight shot above the park. The Mayor asked if the air currents going from west to east will present a problem. Alan didn't see this as a problem, he can just angle the tubes to adjust for any winds. Gail wrote a letter to the Sheriff requesting six deputies to help patrol during the fireworks and to help direct traffic. Council Member Truett asked about the falling debris, last year a lady got injured from debris. Alan remarked that he didn't think that debris was actually from the fireworks he shoots off it wasn't big enough. It must have been from people in the park who shoot off illegal fireworks.

Council Member Stevenson stated that Leon and Delores Harrison will be the Grand Marshall's for the parade. They are long time residents of Huntsville and have sold their property and are moving.

Update on Cemetery:

Council Member Stevenson remarked that a new area at the cemetery needs to be plotted out. He has called Lindquist Cemetery and they have used Great Basin Engineering. If the council decides to have this professionally done the gentleman's name is Brent Bleckett. The cost would be \$120 an hour for a three man crew. Council Member Stevenson has made arrangements for them to come up next week and meet with him, and James. They will give the town a rough estimate on how much it will be and how much time it will take. This will help with getting the maximum use out of the cemetery. The plot size in the Huntsville cemetery is 4 by 12 feet, most cemetery's plots are 4 by 10 feet. Council Member Stevenson will check into finding someone who has done this type of work before but who may not be a certified surveyor and wouldn't cost as much. He'll bring this information to the next council meeting.

Council Member Stevenson has talked to someone at Bott's, who does a lot of memorials at cemeteries, who will design some concepts for the towns Veteran's Memorial to be placed in the cemetery. They have done some outstanding monuments. Council Member Stevenson passed out sample memorials for the citizens to look at. Council Member Stevenson would like to see something exceptional put together for the Veterans. Huntsville Town had more Veterans per capita, than any other county in the United States. Council Member Stevenson would like to go with Bott's because they do have a lot of experience with this type of monuments. Once the concept is put together, the idea will be shown to people who have expressed an interest in making donations to such a memorial. He is hoping to get private donations to fund this project. Erma Wilson commented that the History Department has the list of all the Veterans from the town. Council Member Stevenson wants to make sure no Veteran is over looked.

Council Member Stevenson mentioned that they have been bombing the ground squirrels at the cemetery, but they just move over to the Forest Service property and return within a short time, because of the nice healthy lawn. The Mayor commented that they are also trying to get rid of them with a new poisoned grain. The ground squirrels populate quickly. Council Member Truett mentioned that there is another technique where you use a long wand to put propane gas into the squirrel holes and then blow up the rodents. They are using this method on farms. This would probably be too aggressive for the cemetery and headstones.

Update on Park:

Council Member Stevenson reported that James McKay has resigned his job of maintaining the town park as of today. Tim Hansen has agreed to take over this job. The duties will be mowing and trimming and fertilizing around the trees. The middle of the park is maintained by the school. There will also be some work with the sprinklers. James will compile a list of items that he has taken care of over the years and is willing to work with Tim as they make this transition. The pay will be a flat rate of \$350 per month from April through October.

Council Member Stevenson mentioned that there are still security issues at the park that he hasn't had time to address. John Posnien had suggested that a big deterrent of crime would be motion sensor lights. There are marques for the bowery's that need to be ordered as well.

D-Bell stated that he has contacted three companies in Salt Lake about tennis court back stops; they have not yet mailed him any information. D-Bell commented that there is a new idea he heard about from Mike's Tennis Co. They are taking the vinyl fence slats, which are hollow and measure two by twelve inches, standing them vertically, and filling them with sand for density. Council Member Stevenson asked D-Bell to gather the information and get it to him. D-Bell asked the residents if they were in favor of having cement curbing on the west side of the park or not. Six residents voted in favor of having them, 8 voted against the curbing. D-Bell mentioned that he has 31 names on a list of people who are not in favor of the curbing. This issue has not been finalized.

**\*Council Member Sorensen:**

Discussion and/or action on website hosting:

Council Member Sorensen remarked that there are a lot of costs associated with hosting a website. The new web host the town is using allows for four independent websites for the price of one. The town is using one of these and is only using a very small portion of the storage capacity of the website. Council Member Sorensen proposed allowing town residents, if they wish to use the town's web hosting service for a fee. It would be a good deal for them and it would help defray the cost of the town's web hosting.

Council Member Sorensen presented a Resolution for the Council's consideration. (See Attachment #1) The town pays two years in advance for the web hosting. The town pays about \$7 a month. Council Member Sorensen proposed a fee of about \$5.00 per month, times this by three, would more than cover the cost of the web hosting. Tim Hansen mentioned that the town might want to keep one of the websites for the future. Council Member Sorensen would like Mr. Engstrom to draw up a contract, which states that the last person added would be subject to removal if the town needed the space. The idea of charging people more for the website was brought up. Council Member Sorensen replied that people can get web hosting on their own for \$7. Council Member Gault asked if the town could get additional web sites to rent out. The town's website is a shared site; the town has the domain which is huntsvilletown.com.

Council Member Stevenson asked if there is an expense for pipeline, the more span width you use the more expensive it will be. If one of the web sites had a lot of pictures or videos that needed to be down loaded it could increase the price of the service. The town is allotted a certain amount of storage capability; right now the town is using about 1/10 of the site. If it was a graphic extensive website then it would have to be excluded. Council Member Stevenson asked if the objective would be to offset the cost of the website or to make money. Council Member Sorensen answered both. Tim Hansen asked if for the small amount of income that would come in, would it offset all the problems that might arise. The fee is so small, and it will require a lot of time for someone to maintain the websites. Council Member Sorensen replied that the maintaining of the website would be an independent contract with Lane Hoyt or Pam Mitchell; it would be independent of the town. This would keep the websites secure. The Mayor asked if there would be anything that would diminish the quality or accessibility with the town's website.

Council Member Sorensen replied no it wouldn't. Council Member Sorensen made a motion that the Council approves this resolution as presented. Council Member Gault seconded. Council Member Stevenson asked if there is a rush to get this passed. He still has a lot of questions he would like to ask. Council Member Stevenson suggested taking the next two weeks to examine this better in terms of the benefits and down falls for the town. He doesn't feel comfortable with the town getting into a business or commercial venture with the citizens. Council Member Sorensen withdrew his motion. This issue will be tabled until a later date. Council Member Gault seconded. All votes aye. Issue is tabled.

Discussion and/or action on town logo:

Council Member Sorensen commented that the Council has been looking at some sample logos that Steve Songer has sketched. The logo will be used on town letter head, etc. The sample logos were passed out for everyone to look at. The most popular design has a mountain scene with a sun behind it and words Huntsville Town in the foreground. Council Member Sorensen also passed out a copy of a logo from the Sentinel News web site which was similar to the most popular logo, it has color in it, and so this will give a better feel as to what the logo will look like. The Mayor asked which logo Steve Songer like the best; with his artistic prospective he probably has a better feel for this type of thing. Council Member Sorensen stated that Steve liked the design with the mountain and the sun as well. Council Member Sorensen asked for input from anyone who would like to give it. He and Steve Songer will make the final decision.

Town hall restrooms remodel update:

Council Member Sorensen mentioned that the remodeling of the restrooms is progressing nicely. Council Member Sorensen thanked Tim Hansen for donating the drywall work.

Block Party Report:

Council Member Sorensen remarked that the block party was a success, and thanked everyone who came to eat as well as to help. Gail and Ramona helped with the decorating and set up, and Lane Hoyt prepared the sloppy joes.

Mayor McKay stated that there are still a number of items on the agenda to address. The library closes at 9:00 p.m. so the meeting will need to be moved to the town hall. Mayor McKay made a motion to adjourn this part of the town meeting at the library and reconvene in ten minutes at the town hall. Council Member Sorensen seconded. All votes aye. Meeting is temporarily adjourned.

Mayor McKay called the continuation of the town meeting to order. He mentioned that at the top of the agenda it was noted that there was the possibility that the meeting could be reconvened at the town hall.

**\*Council Member Gault:**

Discussion and/or action on transcribing equipment:

Council Member Gault mentioned that he has received citizen comment concerning the transcribing equipment used to tape the meetings with. Council Member Gault stated that he didn't realize how old the equipment was that Gail has been using, as far as serving as transcribing equipment. There is only a recording system; there is no transcribing foot pedal to work with.

He has talked to other people who are actually using transcribing equipment and he believes that Gail will be able to save several hours of transcribing time, per town council meeting. Council Member Gault felt it would be worth while to do some research on the cost of upgrading the town's recording and transcribing equipment. The microphones that are in use now don't do a very good job of picking up people's comments. Council Member Gault will try to come up with some cost figures for the next meeting to add to the budget.

Status of outstanding building permits and revised building permit forms:

Council Member Gault reported that he will be putting the list of new building permits issued on the town's website. He would like them under the heading of "welcome to new members of the community". There are about five building permits in process right now. Diane Nelson is just about done organizing all of the old building permit files. This has been a big task. There are some outstanding remodel permits that are three or four years old and she is trying to figure out if they were finished or not. There are several gigantic homes in the process of being built. This brings different problems; any home over 5,000 square feet requires a sprinkling system with larger water connections. There is one home that will have three separate kitchens but is a single family residence.

Status of remaining ordinances:

Council Member Gault said that as he stated earlier in this meeting, he will now start on the remaining ordinances. He will try to incorporate all the comments he has gathered over the past few months and get a draft copy ready for the Council's review by July. Mayor McKay asked Council Member Gault if it would be appropriate to add a title page to the front of the Land Use Ordinances now. It could be a couple of months before the rest of the ordinances are finalized and adopted. When all of the ordinances are completed then the whole set of ordinances could be adopted at the same time as a canonized ordinance set. There are a number of ordinances that won't need much discussion and they could be adopted at the same public hearing. There are a couple of ordinances that will need more work such as the water ordinance, cemetery, nuisance, and animal control.

D-Bell asked Council Member Gault if the new zoning ordinance contained a grandfather clause that would allow for a certain usage if something has been there for a long time but does not conform to the new zoning ordinance, such as landscaping on an easement. Council Member Gault answered that in regards to landscaping, this only applies to commercial zones. There is something in the ordinance that states you can't block the roadways. Council Member Stevenson remarked that if someone has a fence that is protruding onto town property two feet, that could not be grandfathered. John Posnien stated that the town doesn't have the right to relinquish property to residents, it doesn't matter how long the situation has been that way. Council Member Gault asked, is it a good idea to write an ordinance that you can't enforce, or that will cause so much animosity that it is counterproductive. The Mayor commented that the town has always encouraged the residents to keep up the town's easements that abut their property. The Mayor stated that across from his home there is a car port that has clearly been built on town property; the town could require the car port to be removed, even though they were given permission from a previous council to build it. Some years ago people were putting their propane tanks on the town property. The town attorney indicated that by allowing this the town would have some liability if there was an accident. There are also many alley way issues.

Report on May meeting of the Ogden Valley Stake Holders, sponsored by Bio-West:

Council Member Gault reported on the Ogden Valley General Plan, Recreational Element. He is a representative now on the stake holders committee. Ogden valley is modifying their general plan to add a recreation element to it. They are planning on clustering developments in the recreational oriented areas, because they think that is the most desirable area for development. Such as clustering around the dam or the ski resorts. By using the transfer development rights (TDR's), they are taking away the ability to develop in certain areas and concentrate it in other parts of the valley. They have been focusing on the Eden area, but have now decided to deal with the entire valley. They have organized the stake holders committee, because they recognized they were under represented by the south end of the valley.

They have developed maps to show where development can go in the valley. Essentially there are 16,000 plus, developable lots in the valley right now, and of that 3,000 are already developed. This is a five fold increase to the homes in the valley. They are trying to capture open spaces by clustering; this means condos or duplexes. Council Member Gault expressed his concern that anytime you allow an area to be high density developed it becomes permanent, it can't be undone later. Open area is being set aside to compensate, when all of the high density area is developed and there is still a push for further development, then someone will come along and rezone the property that was set aside for open space. Council Member Gault stated that he is not an advocate for TDR's. He remarked that developers are not as inclined to build a home here and there one at a time, when a big developer can come in and put in all the infra structure in one place, develop the property and then get out of town.

Council Member Gault feels that his obligation as the town's representative is to stick with what he feels is the prevalent opinion in the town, and that is that Huntsville is not interested in condos or high density housing. If any property was annexed, the town would allow for cluster housing but not high density. Council Member Gault is a firm believer in having things in writing. Mayor McKay asked if this position on the committee needs to be formalized by the Council. Mayor McKay made a motion to appoint Council Member Ron Gault to the member of the Ogden Valley Stake Holder's Committee, with Jack Cox as an alternate member. Council Member Stevenson seconded.

John Posnien interjected the idea of having the council adopt a resolution that express the council's opposition for this particular aspect of development. The Mayor commented that this could be done but at this stage the meetings are of the nature of fact finding. In the future they will be asking for input. D-Bell mentioned that this committee is already in the process of preparing sensitive land, resort, and TDR ordinances. Council Member Stevenson remarked that he didn't think the council is ready to prepare a resolution yet, but there is a consensus that the council doesn't feel comfortable with the direction of the changes being made to the general plan. Council Member Stevenson went to one of these meetings six months ago and it was pretty clear who was pushing for these changes at the meetings, this would be the developers. The thing that bothers him the most is that there is a county planning commission that is saying this is what's going to happen in the next twenty years, that there will be 16,000 homes in the Ogden Valley, and the residents of the valley just have to accept it? Somebody should be pushing for a moratorium and limit the amount of building permits issued.

The Mayor withdrew his previous motion to restate it as follows. Mayor McKay made a motion to appoint Council Member Gault and/or his designee, attend the Ogden Valley Stake Holders meetings as sponsored by Weber County and Bio-West, and be in a position to bring information to the Council, and to represent the town and its interests. Council Member Truett seconded. All votes aye. Motion does pass. Council Member Stevenson mentioned that the town is isolated, but we should be able to have some influence on what happens around us; we are county residents as much as anyone else. The Mayor commented that with the TDR's, what could happen is that right across the highway there could be condos. Unless the town has some control over the property and it's zoning. The town's new Land Use Ordinance does not allow for duplexes and condos. If the town annexed the property then only what's allowed in the zoning ordinances would be allowed.

Council Member Truett wondered if the town should be more open to annexations to protect its borders. The Mayor replied that there are two sides to this argument. If property next to the town was annexed, then the town would be assured that the lot sizes would be  $\frac{3}{4}$  acre lots, and the roads would be put in consistent with the block system. If the property stays within the county and they use TDR they could be allowed to build 150 condos on ten acres. D-Bell remarked that the town is teetering on becoming a 1000 population town. He mentioned that there are a lot of down sides to annexing to allow for a 1000 population. The Mayor clarified that the Moderate and Low Income Housing, does not have an exact number that has to be met. The county struggles with providing Moderate and Low Income Housing in the Ogden Valley.

New Business:

There was none.

Citizens Comments:

John Posnien thanked the Council for the opportunity to voice his opinions at the meetings. He mentioned that he is very interested in what is going on with the town.

Approval of Minutes of Town Council Meeting held May 4<sup>th</sup>, 2006:

Council Member Truett made a motion to approve the minutes as amended. Mayor McKay seconded. All votes aye. Minutes are approved.

Approval of Summary of minutes held May 4<sup>th</sup>, 2006:

Council Member Stevenson made a motion to approve the Summary as prepared. Council Member Gault seconded. All votes aye. Summary is approved.

Approval of Work Session minutes held May 4<sup>th</sup>, 2006:

Council Member Sorensen made a motion to approve the work session minutes as amended. Council Member Gault seconded. All votes aye. Minutes are approved.

Approval of Work Session minutes held May 11<sup>th</sup>, 2006:

Council Member Gault made a motion to approve the work session minutes as prepared. Council Member Truett seconded. Council Member Sorensen abstained from voting because he was not at the work session. All votes aye. Minutes are approved.

Approval of Bills for April, 2006:

Council Member Stevenson made a motion to approve the Bills for April, 2006. Council Member Gault seconded. All votes aye. Bills are approved.

Mayor McKay mentioned that all item on the agenda have been addressed. Council Member Stevenson made a motion to adjourn. Council Member Truett seconded. All votes aye.

**Meeting adjourned at 9:45 p.m.**

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Gail Ahlstrom, Clerk/Recorder

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James C. McKay, Mayor