

WORK SESSION—JULY 15th, 2010

Minutes of the Huntsville Town Council and Huntsville Planning Commission joint Work Session, at the Huntsville Town Hall at 5:30 p.m., July 15th, 2010.

Present: Mayor James Truett
Council Member Steve Johnson
Council Member Max Ferre'
Council Member Alan Clapperton
Clerk/Recorder Gail Ahlstrom
Legal Council Jerald Engstrom

Commissioner Ron Gault
Commissioner Suzanne Ferre'
Commissioner Jeff Holt

Excused: Commissioner Sandy Hunter Council Member Richard Sorensen
Commissioner Doug Allen Commissioner Rex Harris

Citizens: Lewis Johnson

Discussion on annexation issues:

Ron Gault started the meeting off by saying this meeting was called to discuss potential annexation issues. Richard & Chris Wangsgard's are interested in talking about annexation. Because this property is so close to the town it is an anchor piece, and should come in first. Ron is interested in the town talking to the Wangsgards alone. If the town invited all the property owners who were interested in annexation to come to a meeting to get their questions answered it could be chaos. Jeff likes the idea of sitting down with each potential annexation petitioner individually. If the town can secure the Wangsgard's property then the town achieved 80% of its goals. Mayor Truett agreed, the town should rank the properties by importance and slowly bring them in.

Mayor Truett reported that Zion's Bank called him to talk to him The River's property. They have hired a marketing person to go out and see he could sell this property. Jeff asked what the town's goals and objective were with any annexation. Are some of the properties controlling the town's destiny? Jeff asked if the town is going to adopt a policy to establishing a line where the council is only going to consider annexing to a certain area. Ron replied that the town has already established a topical line in its Annexation Declaration Policy. Mr. Engstrom said there is a statutory requirement, the town can't annex unless the property is contiguous. Whatever property is annexed the town will have to provide services. There could be major problems with putting in new water lines.

Gail asked Lewis about the cost of wells, would property owners with existing wells want to convert over to the town's water system? Lewis replied that the town doesn't have to put in water lines because a property is annexed, but it could be offered as an option.

The cost of drilling a new well can run between \$5,000-\$20,000. If someone didn't already have a well, it would be cheaper for them to hook up to the town's water system. When a new home or subdivision goes in the town can put in the agreement that the property owner will be required to put in the infrastructure, they pay for it, and then the water line is turned over to the town, there is no expense to the town. You don't have to provide water shares to the town for culinary water, just secondary. Mr. Engstrom stated that the town can't provide culinary water to any property owner that doesn't have secondary water. Lewis stated that secondary water is a different issue; they would have to bring in water rights and transfer them to the town's secondary water company. Lewis said that most of the properties being discussed have irrigation rites with different companies. Most of the property surrounding the town isn't developed yet, and when it is developed the property owner would pay for the infrastructure. CM Ferre' stated that the properties adjacent to the town are logical potential annexations. In order of priority for annexation the Wangsgard's property would be #1, The River's #2. Jeff mentioned that to annex in The River's property the town will have to provide an access into the property and it doesn't seem to be a workable from the town. Gage Froerer's property would also be a logical annexation.

Suzanne asked if it would be prudent to meet with the Wangsgards to discuss annexing in their property, and not bring anyone else in right now. Jeff said there would need to be discussion on how to access the Wangsgard property. Access off of Hwy 39 probably won't be the best option, access off of 500 S. would work out better. The Wangsgard's property is currently zoned AV-3, the town has an AV-3 zone. There are wetlands on the Wangsgard property and Huntsville has a sensitive land ordinance, the county doesn't. Ron predicted that the Wangsgards would be asking what the town would allow them to do with their property. Chris Wangsgards' question for the town would be what does the town have to offer me? It's obvious that this property has wetlands, which speaks of a park and trails, in return for higher density. The property would come into the town as it is currently zoned, there shouldn't be an economic advantage for annexing into the town. Ron has a sense that Chris is community oriented and has strong ties to Huntsville. They want to be part of the community. Ron will get a meeting set up with the Wangsgards.

The Mayor got an email from Zion's Bank relative to The River's property they have hired a marketer to see if they can sell the property. Jeff said they have lost a lot of money on this property, no one wants to buy the property, and it has no water. The bank will be looking for a developer. CM Clapperton said The River's is unsellable without water, which the town will provide if they are willing to give up the RE-20 zoning.

CM Clapperton asked Lewis about the towns water quantity, is there enough water. Lewis said just watching the water use and availability, and if they can isolate the remaining leaks, the town could service three times the water provided currently. The town would need to get stricter with the infrastructure, get new meters and know where the water is going. Meters, not so much for policing, but so we can know where the water is going. Lewis stated that the town is losing at least 40 gallons per minute constantly, and they haven't been able to find it. The fluctuation use is only 40-60 gallons per minute, so this means the town is wasting as much water as it is using.

Lewis stated that the water use is saying that every connection in town has a constant running of one gallon per minute. That is not possible. They run 200,000 gallons of water through the plant per day. They have isolated the leak to the town. They found one leak at the cemetery, and two others, which they have fixed. Lewis said yes there is enough water, but it needs to be managed correctly.

Jeff remarked that Weber Basin Water is going to cut off well permits at some point. When that happens there will be some real land use planning opportunities.

Ron made a motion to adjourn. CM Ferre' seconded. All votes aye.

Meeting adjourned at 6:50 p.m.

Gail Ahlstrom, Clerk/Recorder

James. A. Truett, Mayor