

## WORK SESSION—MARCH 30<sup>th</sup>, 2010

Minutes of the Huntsville Town Council and Huntsville Town Planning Commission joint Work Session, held at the Huntsville Town Hall at 6:30 p.m. March 30<sup>th</sup>, 2010.

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

Commissioner Ron Gault  
Commissioner Doug Allen  
Commissioner Rex Harris  
Commissioner Suzanne Ferre'  
Commissioner Jeff Holt  
Commissioner Sandy Hunter

**Excused:** Council Member Steve Johnson

**Citizens:** John Posnien            Cory Thompson

Mayor Truett called the meeting to order and welcomed everyone and thanked them for their attendance.

### Update on Valley school property:

Mayor Truett reported that he got some very disappointing news today. The Monastery voted against the proposed land swap. He has attended at least 10 meetings with the Monastery, and just last week the Monks gave preliminary approval for this venture. But when put to a community vote this week it was voted down. The W.C. School Board also held a meeting this week and they were tentatively in agreement with this proposal as well, but couldn't take action on it because it wasn't listed as an action item. The School Board was going to hold another meeting for the final vote. The Monks were concerned about preserving their solitude. Jeff remarked that he feels that the Town has time to come up with other options for the school property, the School District isn't really interested in selling the property right now. Mayor Truett thanked Jeff for all the creative thinking and effort he has put into this land swap proposal.

Jeff showed a sample of the crushed cement that is being used to back fill the hole at the school property. It was about half the size of a brick. Road base requirement is one inch or less in size. Doug feels that the property should be condemned, how can you build anything on this type of ground. The Mayor commented that the state allows the school district to back fill with construction debris.

Mr. Engstrom wrote a letter to the school board stating that they will need to disclose this information with the property when it is sold. Mr. Engstrom mentioned the possibility of the Town getting a RAMP grant to purchase this property in the future. Doug cautioned all in attendance that whatever the Town does with this property we need to be sure that it creates enough revenue to support itself. A lengthy discussion returned to the school property and how the Town could get possession of it, and what to do with it.

Doug commented that if the Town got this property what would be put there? Anything that would qualify under the RAMP grant would end up costing the Town money. He asked the group, what would be wrong with the idea of someone purchasing this property and building something that would generate revenue. Jeff replied that the only thing he can think of that would work there would be a Senior Assisted Living Center. He spoke to someone in Morgan City, where they have done this and it is generating revenue for the City and their older residence don't have to move to Ogden. Jeff reported that Jack Davis would be an excellent resource on this type of venue, he is a doctor, had a wife in an assisted living center for 15 years, and he used to investigate them as well. Jack would have a wealth of information to share.

The discussion reverted back to the placement of the access road into the Town property by the landfill. Jeff thought the easiest way to get access would be to add an additional 30 feet to Ed Rich's 20-foot right of way. The Town would have to work with two other property owners to finalize any type of a deal. The county requires 50-60 foot wide right of ways.

#### Update on proposed Tollbooth:

Mayor Truett asked everyone if they saw the article about Huntsville Town on the front page of the Standard Examiner. The article was about the proposed tollbooth the Town is going to place on First Street, 100 feet east of AL&L's tollbooth. Mayor Truett spoke with David Church the State's attorney and he said the Town could legally do this because it is a Town road. AL&L and the Forest Service have been stalling the Town on this issue for years and it's time to get serious. The Town has received a \$300,000 grant to repave First Street but the grant doesn't come due until 2015. CM Ferre' explained that this discussion has gone round and round from the Forest Service to AL&L and back again for years. All the Town wants is for AL&L to collect \$2 more per vehicle at their booth to go into a road fund to take care of First Street. There is a booth on Monte Cristo at the snowmobile parking lot, and they might be willing to let the Town use it, instead of building one. Residents will still have access to the cemetery. CM Clapperton said The Point typically opens for Memorial weekend. George Remkes has offered to build the tollbooth for the Town. CM Sorensen would like to see the tollbooth show up on First Street soon, so AL&L can see that the Town is serious. CM Clapperton will call to find out if the tollbooth at the snowmobiling parking lot is available.

Jeff clarified that it will redistribute AL&L's business; people will start going to the other boat ramps. CM Clapperton said the other two boat ramps would not be able to handle all the boat traffic. CM Sorensen asked if the town gets anything from AL&L. The answer is no, they don't pay the Town sales tax, nor do they obtain a business license

through the Town, because they are on Forest Service property. CM Clapperton mentioned the Town could charge them \$2 per vehicle to have their tollbooth on the Town road. Jeff explained the problem is that the Town would have to address these issues through the court system.

CM Sorensen mentioned that it would be a win/win situation for the town, if people go to the other boat ramp that's great. Gail received a call this week from the owner of Club Rec. he rents out boats and Jet Ski's at The Point. He is quite upset that he will be put out of business; he thinks people will boycott Huntsville because of this additional toll. Jeff asked the group if they thought this tollbooth would affect any picnicking traffic. The group unanimously agreed that it would. The council will need to pass a resolution supporting the no parking signage. Jeff asked how the Town would practically control the parking.

There was discussion about what wording to put on the proposed signs. Everyone agreed with "No beach access parking." Offenders will be ticketed and towed. Jeff stated if they can't park there, they would park somewhere else and walk to the beach access areas. Their cars will be parked on Town property not Forest Service. Rex clarified that it is Town property where people are parking to access the beaches. The Town would like to control parking by Brad Layton's, and Prabasco's corner. Doug's asked where are all these people going to the bathroom, there are no sanitation or garbage facilities. There was discussion on how to handle the No Parking idea. Regardless of the tollbooth there has been an increase of problems with the public access areas to the lake, there are health and safety issues.

CM Clapperton was asked to work with Ron on creating an amendment to Title 9: Traffic and Parking Ordinance: 12.1. CM Ferre' suggested the signs say "No Beach Access Parking" May through October. AL&L opens on Memorial Day weekend and closes on Labor Day. Mayor Truett spoke with the Forest Service about putting garbage and bathroom facilities at their beach access areas, and the reply was they didn't have the money to do this. CM Ferre' would like to look at the final location for the tollbooth, there needs to be a place for people to turn around and leave.

Update on General Plan: (See Attachment #1 & #2 & #3)

Ron reported that at the last PC meeting, Gail had gathered a list of all property owners surrounding the Town with their mailing lists, the PC made a motion that a letter be sent to all of the property owners to see if they would be interested in annexing into the Town. Ron will present this item at the next TC meeting. Mr. Engstrom cautioned the council to be careful about this. The point is if the Town annexes too many, over 1000 residents, we are no longer a Town, but would be forced into the Class 6 City which would be a whole new type of government and expenses. Suddenly the Town would be subject to affordable housing. The Town won't be able to preserve the  $\frac{3}{4}$  single-family homes; the Town will end up with town houses and cluster dwelling. Doug stated that the land surrounding the town is lightly populated today. If the property was to be annexed it would be years before development starts to take place, development is a slow process.

Mr. Engstrom stressed that if there is ever any real development the citizens of Huntsville might find out they are the minority, the new comers could change the whole look of what Huntsville looks like and is. CM Sorensen says the Town needs to know if there is any interest.

Ron read from the proposed draft letter to be mailed to bordering property owners to see if they are interested in annexing into the Town. (See Attachment #1) Mr. Engstrom cautioned that before the Town considers annexations it needs to be determined if the Town can provide services. Mayor Truett would like to see if there are any interested parties, and then we will address these issues. Doug doesn't want to see the valley change, but he fears annexation less than the W.C. Commissioner's.

Mr. Engstrom would like a sentence added that says just because potential annexation of property is identified there is no guarantee that the Town would do so. Ron commented that there needs to be statements added to the General Plan addressing the sewer system. Mayor Truett stated that we have a unique situation living in Huntsville, we can control what happens to Huntsville and it's important to reach out and protect our borders. CM Clapperton stated that he likes to idea of succeeding from W.C. and incorporating into Morgan County. There was discussion about succeeding to Morgan County.

Mayor Truett threw out the idea of drafting a letter to the W.C. Commissioners. The Mayor spoke with Commissioner Deardon about Huntsville having a voting member on the Ogden Valley Commission, but was adamantly denied, but what if we asked to have a non-voting member of the TC or PC on the Ogden Valley Commission. CM Clapperton thought it would be fine to ask for a non-voting member. This letter could let them know we care about what is happening in the valley and would like to be involved.

Ron stated that there are two critical issues that need more attention in the General plan, the roads and the culinary water system. The culinary water system is going to need major water upgrades in the immediate future. There needs to be some sort of approach on how to deal with these expenses. It's the same deal with the roads. The Town has a road plan, but it is over 10 years old.

Gail stated that Lewis Johnson reported that the water plant is in need of a lot of very expensive upgrades, is the Town going to raise the monthly water rates or will a special assessment be imposed? CM Clapperton mentioned that a special assessment is better than raising everybody's rates. This will be imposed for a short time and then discontinued.

#### Update on Alleyways: (See Attachment #4)

Doug reported to the group on the alleyways. It has been mentioned in past meetings that the Fire Department would need to access the alleys for fire safety. Doug spoke with the Fire Marshall about what the road regulations would need to be to support the weight of a fire engine. Doug drove around the Town on February 26 and looked at the alleyways and came up with 85 buildings that could not be accessed by the fire department during the winter months. He wrote these down and made a list.

Some are small sheds and chicken coops and there are a few nice barns. Jeff had asked Doug in addition to this report, to give a report on how many alleys are not opened up. Doug stated that if you divide the Town up block by block, there are 23 alleyways. Doug reported that there were only one full alley and 2 half blocks that you couldn't drive through.

Ron proposed addressing this issue in the General Plan; the alleys need to be preserved but the question is how much the Town wants to spend to maintain them. The question was asked, is it fundamentally fair that some people can use their alleys and others cannot.

Mayor Truett briefed the group about the JP Court situation. He and Mr. Engstrom have been negotiating with Roy City, starting April 1<sup>st</sup>, if you want to fight a ticket you have to go to Roy City. They met with Chris Davis and asked if Huntsville Town could be an extension of Roy City's JP Court. The proposal is that any tickets written in Eden, Liberty, Huntsville, and the Ogden Canyon, will come to Huntsville. The Roy Judge will come to Huntsville to hear the disputes. It will be convenient to the all valley citizens.

Mayor Truett made a motion to adjourn. CM Clapperton seconded. All votes aye.

**Meeting adjourned at 9:20 p.m.**

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Gail Ahlstrom, Clerk/Recorder

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James. A. Truett, Mayor