

WORK SESSION—MARCH 4th, 2010

Minutes of the joint Huntsville Town Council and Huntsville Planning Commission Work Session, at the Huntsville Town Hall at 5:30 p.m. March 4th, 2010.

Present: Mayor James Truett
Council Member Steve Johnson
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

Excused: Commissioner Sandy Hunter

Citizens: There was none.

Mayor Truett called the meeting to order and welcomed everyone. This is a joint meeting with the P&Z and the TC to review the Town's General Plan. Mayor Truett mentioned that there are a lot of items he would like to discuss tonight. He is excited about the people who are serving on the P&Z and the TC and that there seems to be a common goal of doing what's best for Huntsville Town. Ron also thanked everyone for coming tonight. The P&Z is looking for input from the TC on areas that need updating in the General Plan. Ron has specific questions he would like to discuss with the TC to make sure that the P&Z are headed in the right direction with the General Plan.

The Mayor reported that he and CM Sorensen went down to the State Capitol today and attended the meeting about the Powder Mountain Bill. The people in Eden are being held hostage. The developers are proposing 3000 homes to be built in Powder Town, with the people in Eden having absolutely no say in what goes on, but will be heavily taxed as the infrastructure is put in. Snow Basin and Wolf Mountain are following the proper procedures set by W.C. whereas; the Powder Mountain developers are not. The Mayor said the Town needs to be looking at our future and support the P&Z as they update the General Plan. Right now there is a lull in the development in the valley, due to the economy. This is a blessing to Huntsville Town. It will give the town a chance to think about annexation and other related matters. If 3000 homes go in Powder Mountain Town, there will be major growth in this valley. We need to protect what is going on around the town and be pro-active about annexation.

A few years ago the county approved The Two River's development, which is in a flood plain, they planned to build on 19 of the 52 acres, with ¼ acre lots with no basements. Howell Christensen a developer, was representing a group of investors last year, came to the Town asking for annexation of the Two River's property. They had plans to develop a hotel, restaurants, and shops that cater to the recreational activities in the valley. They also had plans for pathways from the Town into the development, and a housing development. They were asking the Town for access to this development off of 600 S. This would create another commercial district for the Town. The developers also discussed the idea of putting in the sewer system. The Town needs more revenue coming in. If the Town didn't have grants we would be in bad shape. The commercial district wouldn't really impact the old Huntsville Town. The Mayor asked, do we just sit around and watch the county allow developments to pop up all around us with ¼ acre lots or do we try to be more pro-active about annexation.

Doug asked what their plan was for maintaining the rivers. They planned to leave the river area alone and build on the north side of the property. The Mayor spoke with Craig Deardon from the county about the Town working on their relationship. Earl Holding is thinking about putting in a park on the old church farm property. This brought up the idea of the Town possibly providing water for the park from Hawkins Creek. A few years ago the idea of annexation was taboo, but not now, the general thinking is we need to annex the property so the Town can control what goes on around us.

Ron mentioned that he would also like to see the Town improve the communication with the county. The county has a different objective on what they want to see going on in the valley than we do. If the Town leaves its fate in W.C. hands we won't like what we get. The Town was fortunate that this development didn't happen. Ron stated that there are burdens with annexing property; but in the long run it will be more beneficial to the Town. Some of this property is shore line, flood plain, wet lands, and some could be commercial. Rex commented that the Town could annex the property in restrictive zones and then do a re-zone. The bank owns the property right now.

Doug mentioned that he attended the Ogden Valley Planning Commission meeting last week. He realized that Huntsville Town still has no say in what is going on in the Ogden Valley. He asked if a member of the P&Z or the TC could be appointed to sit on this board. Mr. Engstrom replied that this would be at the discretion of the county commissioners. Rex would love to see that happen. Mayor Truett stated he spoke to Craig Deardon about this today, Craig said no, because the Town is incorporated. Doug stated that the Fire District is a countywide agency and each municipality has a member sitting on that board, everyone is represented that way. Alan replied that the Fire District is a separate taxing entity and a special improvement district. Alan suggested asking that the Town have a non-voting member. The Town doesn't have any input. Doug asked how the member of this commission were picked and what are their qualifications. The Mayor stated that the TC would be happy to write a letter making this request. Mr. Engstrom mentioned that they are limited to the number of board members by law.

Rex recommended that the Town seek to annex The River's property and bring it into the Town under very restricted zoning. Currently the Town doesn't have the means to put in the infrastructure for that much property.

CM Sorensen reported that he spoke with the CEO of Snow Basin: they have been working on their master plan the last few years and they plan to petition the county for some of their development plans this year. Rex just met with the planner for Morgan County who said that Snow Basin is ready to spend \$7 hundred million to a billion dollars. Rex said that with all of the single-family units, multiple dwelling units, and the hotel, there could be up to 30,000 people there at one time. The largest part of the development will be on the Morgan County side. It will be developed in phases. The reason Rex met with Morgan County is that they want to change the interchange location. The State has a policy that if an interchange is built based on economic development the developer has to pay at least 50% of the cost. It looks like Snow Basin might loan the money to the county to build the highway. CM Sorensen mentioned that they want to use (TDR) Transfer Development Rights with the church farm property. Rex said that one thing that will protect the Town is that no other entity can annex property that falls in the Town's Annexation Proclamation, without coming to the Town first. The Town's Annexation Proclamation includes property that has a 5200-foot elevation. CM Sorensen said that the counties view of the Ogden Valley is primarily recreation.

CM Sorensen reported that the Recreational Director of W.C. is forming an Ogden valley Recreation Committee to make recommendations to the county. This recreation committee will be a joint committee, which will consist of the residents from the valley, Forest Service, Division of Wildlife Resource, and people from the lower valley who use the upper valley for their recreation. Suzanne asked why doesn't the town succeed from Weber County and join with Morgan County. Ron asked Mr. Engstrom if counties ever change their boundaries. The answer was yes; even States change their boundaries. The issues to consider is can the Town provide service economically?

Mayor Truett stated that Gage Froerer and his partner Jim Facer are still interested in annexing into the Town. Doug didn't think it would be feasible for the town to supply secondary water to any additional property, due to pressure issues, unless the system was expanded. For the Town to provide culinary water to them, the property owner needs to prove that they have secondary water to irrigate their property with. John Lowe paid for a water line to Lonny Bailey's place because the Lowe's own property right next to it. So this would make the Lowe property ripe for annexation as well as the Froerer's and Wangsgards. The Wangsgards have 83 acres. Gail mentioned that annexation is quite expensive due to the multiple publication costs and mailings. Usually the petitioner pays for these costs.

Jeff was at a JPAK meeting with the Wasatch Front Regional Council today. They had prepared a 40 year vision for the Wasatch Front, for the first time ever they had the Ogden Valley on it. They showed the commercial center for the valley as the Chevron Station in Huntsville. The reason they do these vision reports is to project what transportation needs will be in the future.

Suzanne mentioned that on the freeway there are now directional signs for Huntsville now. Ron asked Rex how the sewer will be impact the town if more property is annexed, will it force the town into a sewer system. Rex answered that there is nothing that will force the Town into a sewer. One of the big problems with developing the sewer system is that the county has three acre zoning; homes are spread too far apart. The feasibility study that will be conducted includes these proposed areas. CM Sorensen is wrestling with the idea of annexation vs. keeping the town the way it is. The town needs to think ahead or we will be in trouble. He is convinced more than ever that the county has a different vision of the valley than the Town does.

CM Sorensen would like to see letters sent out to all property owners surrounding the Town asking them if they would be interested in annexing. CM Johnson said he has wanted to annex his property, but has not been able to afford to do so. The Mayor suggested putting together a committee for the purpose of finding out the rules and regulations and if some of the fees can be waived or not, and start soliciting property owners to see if they are interested in annexation. Rex mentioned that the biggest concern is if the Town is annexing undevelopable land, it won't be a big burden to the Town. But, if the Town annexes developable land then the Town will have the burden of providing the infrastructure. CM Sorensen asked if the property owners have wells could they keep using them. Annexed property is entitled to the same utilities as the rest of the Town. Mr. Engstrom stated all the Town would be doing at this time is soliciting interest. The Mayor asked CM Ferre' and CM Clapperton for their opinions. CM Ferre' mentioned he is for annexation now; originally he was against annexation or any kind and against the idea of a sewer. CM Clapperton agreed the Town needs to take action to control its destiny.

Jeff asked if the property is brought in, the Town could apply the existing zones. The property owners might have their own idea about what zones they want. Now is the time to really think through the zoning on the proposed annexed property. A few years ago Mr. Froerer wanted to bring his property in as cluster zoning. Does the Town enforce the grid outside of the current Town boundaries, or will the Town be more flexible. Ron said the first thing we need to do is make a list of all the property owners and prepare a letter to survey them to see if there is much interest, with a comment section. Ron said that at the next commission meeting he will propose that the commission gather a list of all property owners surrounding Huntsville Town and send them a letter to see if there is interest in annexing. The Mayor would like to have this in place before the economy swings back up.

Ron quickly went through the questions he wanted to bring up tonight, the sewer study, culinary water long-term maintenance, roads, annexation, and flood plain. Flood plain maps are debatable. Jeff reported that the county is having URS re-do their flood plain maps but the new maps won't be official for a year, but will be able to see it in April. Ron would like to add something about the recreational activities and how they affect the Town. The Town might consider charging fees to offset the effects that recreation is having on the Town, such as, parking restrictions put on the twp beach accesses in town.

Doug's idea was to close the beaches all together because there are no sanitation facilities at any of the beaches. Ron would also like to address what the Town is going to do with the vacated school property.

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

Meeting adjourned at 7:00 p.m.

Gail Ahlstrom, Clerk/Recorder

James. A. Truett, Mayor