

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION**

MEETING DATE: February 26th, 2009
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 7:00 P.M.

Present:	Jack Cox Gail Ahlstrom	Paul Newey	Alan Clapperton
Excused:	Sandy Hunter	Carol Stoker	Suzanne Ferre'
Citizens:	Jim Truett	Jeff Holt	

Jack Cox called the meeting to order.

Approval of minutes for meeting held January 22nd, 2009:

Alan stated that there are not three people here tonight who attended this meeting to vote on the minutes. This item will be placed on next month's agenda.

Approval of Emergency Meeting minutes held January 22nd, 2009:

There are not three people here tonight who attended this meeting to vote on the minutes. This item will be placed on next month's agenda.

Public Hearing to amend Title 15: Land Use Ordinance, Section 15.6.10, by adding a paragraph C. "A house cannot take up more than 35% of the area of the building lot.":

Jack remarked that he received a call from Jerry Engstrom last month and he stated that the planning commission has to hold two public hearings on Land Use amendments before the issue can be sent to the Town Council for their recommendations. This item was posted correctly. Jeff Holt asked if this relates to houses only. Paul replied that this ordinance does specify how much can be covered by all buildings, and that was 60% of a ¾ acre lot. 60% of a ¾ acre lot would be 24,000 sq. ft. Paul restated that he still opposes this, it is a way to circumvent the limiting the size of a home that you can build. He doesn't feel that it is accomplishing anything productive. It doesn't increase open space. The Town wouldn't pass an ordinance that would require a person to build a home to certain square foot requirements. Paul commented that for the Town to try to limit the size of someone's house is a discriminatory thing. Jack understands Paul's position. The Town needs to be careful of infringing on personal property rights. Paul argued that it increases our taxes, but it also increases the value of our property. Just like if someone built a trailer next to your home, it would decrease our property value.

Discussion and/or action on public hearing to amend Title 15: Land Use Ordinance:

Alan made a motion to send this item to the Town Council. Jack seconded. Paul voted nay.

Assignment for a member of Planning Commission to sit on the Sewer System

Feasibility Committee: Jack remarked the Town Council has formed a sewer feasibility committee to pull together information on the different sewer systems etc. This committee has asked to have a member of the planning commission sit on the committee so information can be relayed between the commission and council effectively. Paul recommended that will Jack's engineering background that he take this seat. Jack agreed to this. Paul made a motion that Jack Cox be a member of the sewer feasibility committee. Alan seconded. All votes aye.

Update on Hal Christensen: (See Attachment #1)

Jack read from the letter he received from Hal Christiansen. Jack stated that Hal Christensen is still interested in pursuing some type of village concept in the property know as "The River's" project. The key issues with the proposed commercial development project are 1) the eventual annexation of the property within the current Town incorporated boundary and 2) the acquisition of commercial zoning allowing for an upscale hotel, restaurant, bar and grill, a number of retail store fronts and various community outdoor amenities. The Planning Commission told Hal at the last meeting that they would have to see the proposal before they would agree with it. However, the existing landowner elected to pull out of ongoing "good-faith" negotiations with Hal's land development company to proceed with the annexation and zoning of the property. As a result, Aspen Engineering Group (AEG) will have to cancel the presentation scheduled for the February 26, 2009 Planning Commission Meeting.

Hal called Jack and indicated that they are still working on purchasing this property, but it would probably take a couple of months before they would be able to make their presentation. Jim Truett reported that Zion's bank has the property as of the end of March. Jack told Hal to bring in a plat design for the planning commission to look at. Jim stated that he found out that Danny Mason is interested in purchasing this same property. Danny told Jack that because of the economic downturn he didn't have the assets to secure the property. Hal is proposing a mixed use development combining a hotel, commercial, and residential.

Hal's background is in engineering and sewers. Jack commented that the town would be wise to get a couple different opinions from different firms, and to use a modular sewer system that won't cost so much to connect to. If the town can supply secondary and culinary water to new annexed properties this would be a big advantage to both the town and the developers. Alan commented that there are 5,000 shares currently owned by the secondary water system and about 700 of those are sold right now. The secondary water board is planning on increasing the price of water shares at their next board meeting. The consensus of the board is that they weren't going to allow anyone to annex into the system unless they transferred water rights into the company, plus an impact fee of \$5,000.

Commission updates:

Jack updated the commission about a meeting he attended with the Ogden Valley and W.C. Planning Commission. They have committed that the Ogden Valley is going to be a worldwide destination resort. Mayor McKay was also at this meeting and he stressed the point of view for the people who have been living in the valley for several generations. We don't want the valley developed and turned into a resort; our quality of life is at stake.

Jack stated that the point is if the town is going to survive it needs to build a commercial base. Fortunately the town has assets that make it attractive for people to come participate with the town, and then the town can oversee their developments. Paul remarked that the person who buys The River's will be taking a gamble as to whether to town will annex that property or not. You have to own the property before you can request an annexation. The commission can review their plans and let them know if what they are planning matches the town's general plan.

If town allows a village concept, the lots will be smaller than the $\frac{3}{4}$ acre. The town roads will be kept in the grid system. Jeff commented that the town needs to be very careful about the money side of annexations, so the town doesn't end up with a partially developed piece of land that goes into foreclosure. Jack replied that the town would need to initiate bonding which will guarantee the town some safety. Jim wondered if the town starts annexing will there be a domino effect, with other property owners wanting to be annexed into the town. Annexed property will have to meet the town's requirements. Alan stated if the town allows the same thing as W.C. is going to allow, then what's the point of annexing them. W.C.'s focus is on taxes and creating a resort area.

Jeff reported that the W.C. School District has decided to hold off on the sale of the Valley Elementary. The school will be demolished shortly after it is abandoned.

Paul made a motion to adjourn. Alan seconded. All votes aye. Motion does pass.

Meeting adjourned at 7:45 P.M.

Gail Ahlstrom, Clerk/Recorder

Jack A. Cox, Chairman

