

Mayor Truett explained that he was invited by Cory Thompson to come to one of the Legion's meetings so he could answer some questions about annexation. Mayor Truett answered numerous questions at this meeting. The American Legion wanted to hold a dutch oven dinner and invited anyone interested in annexation into Huntsville Town to attend. The Mayor would like to encourage all of the PC and TC members to attend this dinner and help field questions. The town representatives need to be clear and consistent with their answers. Mr. Engstrom cautioned that no one should make promises; decisions are made in public town meetings. The town can't speak on behalf of the secondary water they are a separate company. The group decided to hold a joint work session on May 6th at 6:00 p.m. to discuss issues relative to annexation.

Ron reported that he has received a couple of phone calls this week, which prompted him to contact Mr. Engstrom relative to Cary Wangsgard, he is interested in extending 7600 E. further south. Mr. Engstrom stated that until there is a formal request to be put on the PC agenda, the PC shouldn't discuss the matter. Mr. Engstrom stated that there has been an ongoing conflict between Chris Peterson and W.C. as to whether the old Trappers Loop road is a public or private road. It has been before a Judge, and will end up in an appellate court. The same questions have been raised by the county surveyor about the extension south of 7600 E. in essence this will be determined by the courts as well. There has been controversy over this dirt road for years, and the controversy still continues today. Marvel Hislop believes that this extension of 7600 E. is an easement not a road. Mr. Engstrom says it's a historical road, it is not a town road, the town does not maintain it. The issue is if the road is all on the private property of the owners to the west, or if it is ½ and ½ with half of the road belonging to Marvel Hislop and Craig Peterson and the other half belonging to Cary Wangsgard. The town needs a legal description of the actual boundaries. Doug mentioned that there is a secondary water line that runs down the middle of that roadway; this will eventually have to be moved. Lt. Howell reported that this is a civil matter, and the police will stay out of this dispute.

Discussion with Clint Ensign, developer at Snowbasin Ski Resort:

Mayor Truett thanked Clint Ensign, Senior V.P of Sinclair, and Kent Lyons, the General Manager for Snowbasin, for coming to share information with the TC & PC tonight. The town would like to hear what is being planned. Ron Gault mentioned that the town is currently in the process of updating its General Plan and obviously the development of Snowbasin will have an impact on Huntsville Town as well as the Ogden Valley. So the town is very interested in any information they are willing to share in regards to the plans and development of Snowbasin as well as other lands owned by Earl Holding in the valley.

Clint Ensign gave a little background on Snowbasin, which is owned by Sun Valley Corp. They decided to enlist the help of Design Workshop to assist with the planning of Snowbasin Resort. Snowbasin executives have been meeting with W.C. Commissioners and well as the Ogden Valley Planning Commission and the GEM Committee over the past two years. They worked with the OVPC to develop a resort ordinance to involve Snowbasin, Wolf Mountain, and Powder Mountain. The GEM Committee gave the executives a tour of the valley, pointing out vital parts and contributions each community has to offer. The idea at that time was to move growth out of the valley floors, higher into the mountains. They also discussed TDR's, Transfer Development Rights.

Where development rights could be acquired on the valley floor and transferred to the mountains or different location. Snowbasin is in the final stages of creating their own Master Plan. Clint stated that the resort ordinance requires that they transfer density from the valley floor, up to Snowbasin. They are planning on transferring 500 development rights on Pine View Reservoir up to Snowbasin. Part of the resort comes down to where Trapper's Loop enters the Ogden Valley. They also own the old LDS church farm property. So, their Master Plan includes that parcel of ground as well. The term they are using for the church farm property is "Ranches". At the intersection of Hwy 39 and Trapper's Loop there will be a retail development at the corner. Part of that development will lessen some of the trips that people will take around the reservoir. Their hope is that Snowbasin will be contained enough that people will come, park, and stay there.

Ron asked what type of retail they were planning. Clint replied more country store type of retail, stores that would prevent people from having to leave the resort. There will be mixed usage, such as office space and restaurants. One of the concerns they have heard is about transportation. Traffic going across the dam is significant. Clint estimated that they are about a month away from presenting their Master Plan to W. C. and Ogden Valley Commission's. There will be a golf course primarily on the Morgan County side. He has not seen the traffic study that is being conducted to include in their Master Plan. Ron asked if they already have all the TDR's they need. Clint replied that they have 95% of what they need. They have 572 density rights on the reservoir; they are transferring all but 50. Sandy clarified that the development will be on both the east and west sides of Trapper's loop, but no development across Hwy 39. Clint stated that on the Weber County side they have 4,200 acres. Right now about 80% will be left to open space. Mr. Engstrom asked if they would have to expand their sewer system. The answer was yes. The Ranches will be a mixed-use development with single-family homes, condos, and retail. Ron asked if The Ranches development would replace retail at the resort itself. Clint replied that it should supplement that. The Snowbasin resort will have a small village feel, with a drug store, clothing store, and ski and bike shops.

Ron mentioned that the town has had inquires in the past about a grocery store on vacant land around the town. Kent remarked that they don't have a single plan to actually build anything right now. He doesn't see any real push for development at Snowbasin right now, with the inventory of unsold homes on the market; it will be some time before there is more need for housing. Suzanne asked if the resort emphasis would be geared for all year round. Clint replied that for a resort to make it, they really need to be year round.

CM Johnson brought up the idea of annexing Snowbasin into the town. Mayor Truett mentioned it is a good time for the town to consider annexation to help create a commercial district on the town borders. Kent and Clint will talk to the Holding family about this idea. His feeling is that they have put in so much work with the W.C. and Ogden Valley Planning Commission's that it wouldn't be fair to them to back out. Suzanne stated that Huntsville is the only municipality in the valley, and do not have a member of the town sitting on the Ogden Valley Planning Commission. So the town has very little voice with what is going on in the valley. Mayor Truett stated that the town wants to work together and have a say in future development so as a community we can be pro-active not reactive. Suzanne thanked them for coming to share their information with the town.

Clint remarked that the planned development would be done in pods not all at once. Kent stated that Snowbasin has tried to be good citizens and have gotten involved in community events and meetings. They don't want to change the atmosphere of the valley. Huntsville is Snowbasin's closest neighbor and it would be nice to have a real working relationship established. Clint thinks that one of the first things they will do at the resort is to add an additional portal to Snow Basin from the Morgan County side. They are running out of parking space. They plan to encourage more bus usage.

Doug brought up an economic question. Doug stated that there are 12-13 developments in the valley that are in receivership or bankruptcies. Doug is worried about the country's economy. Doug pled for the developers to tell him that things are going to get better and people will have money to spend to support all the building that they are projecting. Clint replied that they don't have plans right now to develop; obviously the economy will dictate whether they move forward with any of the proposed development. Development will take decades and will be done piece by piece. Clint stated that he has been with the company for 26 years, and the last two years have been difficult. Kent replied that Snowbasin didn't set any financial records this year, but they were not as far off as he expected. Snowbasin is considered a value resort with luxury components, and luxury resorts to a certain extent are not affected as much by a down turn in the economy. The Mayor thanked Clint and Kent for sharing the information they have with the town. They promised to provide a copy of their Master Plan to the Town when it's completed.

Review of Annexation Post Cards:

Ron went through the remarks that were written on the returned annexation post cards the town sent out two weeks ago. 49 post cards were mailed out, 21-came back with a definite yes, they would like to annex into town, there were 4 no I do not want to annex, and 5 maybe's. It appears that the general consensus is that people are interested in annexing into the town, but would like more information as to what the pros and cons would be for them. Ron proposed that, based on the fact that the majority of the responses are in favor of annexation, that after the meeting with the American Legion, that the town puts together an information sheet that lists the pros and cons and here's what the town is thinking. The town's mill levy tax is about \$120.00 per year per residence; this will be based on how much property a person owns.

Update on school property.

Mayor Truett reported that they are still trying to figure out access into the building lots by the landfill, so they can be sold. Then the town could buy ten acres somewhere to present to the school district for a land swap, so the town could purchase the old school property.

Citizen comments:

There was none.

Sandy made a motion to adjourn. Suzanne seconded. All votes aye.

Meeting adjourned at 8:50 P.M.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman

