

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION**

MEETING DATE: July 1st, 2010
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 7:00 P.M.

Commissioners: Ron Gault Doug Allen Suzanne Ferre’
Rex Harris Jeff Holt Gail Ahlstrom

Excused: Sandy Hunter

Ron Gault called the meeting to order, there is a quorum present.

Approval of minutes for meeting held April 29th, 2010:

Doug made a motion to approve the minutes from the meeting held April 29th, 2010, as prepared. Suzanne seconded. All votes aye. Minutes are approved.

Approval of minutes for meeting held May 27th, 2010:

Doug made a motion to approve the minutes from the meeting held May 27th, 2010, as prepared. Suzanne seconded. All votes aye. Minutes are approved.

Citizen comments:

There were none.

Review of action items from previous meeting:

Ron mentioned that the commission would continue with their review of the General Plan tonight. The only other action item was for Suzanne and Sandy to begin gathering information for the town’s database. Suzanne has not heard back from Sandy. Sandy will be out of town until September.

Review of the status of the road extending south on 7600 E:

Ron reported that a request came in from Clark Wangsgard to extend 7600 E. south into his property. Ron spoke with Mr. Engstrom about this issue and he researched this with the W.C. Surveyor, there is no record on the deeds of the roads. It doesn’t show up on any of the four property deeds, Cary Wangsgard’s, Hislop’s, or Craig Peterson’s. The county surveyor is saying it’s a public road by default because it’s been in use for a long time. It is not a private road it’s a public road, but not a town road. The town is on record saying that they do not own that property. Ron stated that in 1999 there was a court case filed and dismissed without a decision, so it’s still undecided. Rex commented that the town could file a quitclaim deed if the town wanted to acquire the property. Doug asked if Clark is planning on some type of development for his property. Craig wants access so he can build. Doug stated that Clark would have to give up some of his own property for the access; by doing this he might not have enough property left to build on. Engstrom’s don’t want Clark driving heavy equipment on their road either. Ron wanted to gather facts on this issue before making any type of decision. Clark has not submitted anything in writing. Rex stated that the problem is that Clark wants access to his property using 7600 E., but the road doesn’t pass through his property.

Clark has no property to give up to get the road to his property. There are four property owners who would have to give up property for this to happen. Clark would have to work this out himself with some type of trade or purchase of property. Rex clarified that the deeds of the four adjacent properties do not include the roadway. The county has no record of ownership at all for this roadway. Ron wanted to update the commission on this topic in case it comes up in the future. Doug stated that he doesn't think anyone of those property owners would have enough property left for a legal residential lot if they gave up some of their property. Craig has exactly enough property for two lots he has no excess property. The commission reviewed the plat map.

Ron mentioned that he has asked Diane Nelson to look into the addressing on what the town is calling 450 N. because each of the Cox houses has a different North address. Both homes are on the north side of the road, but one has an even number and the other an odd.

Ron stated that Tim Hansen might come to the commission to ask for a building permit for a garage, but it would not meet the setback requirements.

Review of Huntsville Town's General Plan:

Ron began the review of the town's General Plan. The commissioners went through the General Plan page by page and discussed each topic and made suggestions and amendments to the document.

Annexation Post Cards:

The TC has requested that the commissioners review the returned annexation post cards and prioritize the properties that were interested in annexation into Huntsville Town. The commissions agreed that the first property for the town to consider for annexation would be the 82 acres just east of town owned by Richard Wangsgard. The second priority would be the Two River's development. The third would be Gage Froerer's. Rex stated that the town will want to keep the roads in some semblance of the existing block system. Access points off of Hwy 39 would have to be negotiated with the state. Rex said the question for the town would be if we want to create more streets or have access into the properties on 100 S. and 500 S. The safest idea is to consolidate the access points. Any commercial developer will have to deal with their access points individually off of Hwy 39. Ron made a motion to set a joint work session with the TC on July 15th @ 5:30 p.m., to review the results of the annexation survey and to make decisions on how to move forward. Rex seconded. All votes aye.

Citizen comments:

Jeff updated the commission on the Valley School property. The school board has a committee that oversees all their real estate transactions; Gage Froerer and Drew Wilson sit on this committee. Drew Wilson called the mayor and for the towns thoughts on what they should be thinking since the monastery deal didn't work out. The Mayor told them that the town is still trying to work something out, and please be patient and don't do anything with the school property yet. Jeff senses that the school board don't want to sell off pieces, they would like to keep the property as a whole. Jeff said the school board knows that they buried a whole bunch of brick there. Jeff doesn't know what can be built on this type of property now. Rex stated that there would have to be ground modifications done.

Jeff has had about 10 meetings with Ed Rich who is helping work out some type of trade with the landfill swap. Jeff came up with one more option; Ed will try to pitch it to the other property owners. Along Ed's right of way into his property, there are 2-3 adjoining property owners who have expressed interest in the past in having access into the back of their lots. So, there may be some opportunities there. All Jeff is trying to do is get access into the towns 40 acres by the landfill. The main point is that there has to be access into the 40 acres or the town has no options. The county requires a 60-foot right of way. The school board just wants 10 acres that they can hold for the future; they really don't want to do anything with it. Doug asked if the town could put a campground up there by the landfill, it is beautiful, has lots of trees, and a river, it just needs bathroom facilities. This could be a source of revenue for the town. Jeff stated that the surrounding property owners would probably be very upset by this proposal.

Set date for the next PC meeting:

Ron stated that the commission is half way through the master plan, hopefully this will be finished up at our next meeting. Ron recommended holding the next commission meeting on July 29th.

Rex made a motion to adjourn the meeting. Jeff seconded. All votes aye.

Meeting adjourned at 9:20 P.M.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman

