

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION, EMERGENCY MEETING**

MEETING DATE: July 23rd, 2010
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 6:00 P.M.

Commissioners:	Ron Gault Suzanne Ferre'	Jeff Holt Rex Harris	
Town Council:	James Truett Steve Johnson	Alan Clapperton Max Ferre'	Richard Sorensen
Excused:	Sandy Hunter	Doug Allen	
Citizens:	Chris Wangsgard Diane Nelson	Richard Wangsgard Laurie Allen	Erica Wangsgard

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

Review of building permit for Brett & Laurie Allen's pole barn:

Ron turned over the time to Diane Nelson the town's building permit official. Diane presented a building permit request. Brett and Laurie Allen want to put up a pole barn behind their home. The barn will be placed 19 feet behind the house and 15 feet off the north property line. They have a set of approved building plans. The barn will be 30X50. They are using the same contractor that built Paul Newey's pole barn. The Allen's have met all setback requirements and there aren't any issues with their request. **Jeff made a motion to approve the building permit request.** Suzanne seconded. All votes aye.

Discussion with Chris & Richard Wangsgard about possible annexation of their property:

(100 S. to 500 S. East of Hwy 39, approx. 75 acres) Ron explained that in the past the town was not interested in any sort of annexation. It's time for the town to change its vision and get a little more control as to what is going on around us. Ron asked Chris and Richard Wangsgard to share their opinions and feelings about annexing their piece of property into Huntsville Town. The town's annexation rules follow the states. There are minimal fees involved with annexation. There are sensitive wetlands on the Wangsgard's property. Chris began by saying that they perceive themselves as being part of the town, they have been in Huntsville since their childhood. The land is an inheritance and is in a LLC. Chris and Richard are two of the three owners of the land. The LLC is written so that two of the three managing partners can make a decision about the land. Before this property was in an LLC, Chris' dad always thought that it made sense that potentially it would be annexed into the town. Ron has kept Chris and Richard apprised about what the town is doing.

At this point Chris sees their property as a savings account for their children. They feel that the value of their property will increase not decrease. They do not see themselves raising cattle on it forever. They would like to keep it as greenbelt property. On the other hand, they are trying to look at it from the point of their children. The thought is that they would eventually sell it to a developer. They have met with a planner about a development, but nothing concrete was ever settled on.

Richard Wangsgard asked about Earl Holding and his development of Snow Basin and his other properties on the valley floor. These developments will affect the town in a big way. The town would also like to annex in The River's property as well, there are 52 acres, and 19 of those are developable. The town originally didn't want anything to do with this property, but after seeing what the county was going to allow, the town is very interested in annexing it. The original proposal was for over 80 slab homes peppering the land. The town has talked about doing something different with the property, by allowing mixed use zones with some commercial and residential developments.

Ron said currently the Wangsgard property is zoned AV-3. The town has an AV-3 zone so the property wouldn't have to be rezoned. The town would like to continue the roads with the grid system, if the property is subdivided. Richard Wangsgard said it's apparent that the town has already established a commercial zone on the south corner of 500 S. and Hwy 39. Richard felt that their corner on the north side of 500 S. and Hwy 39 would be commercial as well, with the east part of their property being residential. Jeff questioned how a commercial strip would transition into a residential area. Access off of Hwy 39 would be difficult, access would need to be off of 500 S. or 100 S. Rex stated that keeping the grid system with the roads would help keep the continuity with the town. Richard Wangsgard stated that they hired a planner to draw a sketch of a potential development for their property. Chris stated that the topography and drainage of the property would lend itself to a grid system. Chris envisions a stream running through the development with a trout farm and cluster housing. If the town wants families and affordable lots, then the density and lot sizes would have to be tightened up. The Wangsgard's worked with Gage Froerer a few years ago on a plan, and they included hiking and biking trails that lead to the river bottoms.

Chris said there is a busy Hwy dividing their property and the town, how will there be cohesion between the two? Richard Wangsgard suggested connecting the two properties somehow in the future with an overpass or underpass. The Wangsgards would really like to see it connected somehow. Chris stated that the highest and best use of their property would be to have low density. Chris said we all need a change in mentality, the model for the 19th century was to have room for kids, horses, toys, and building a fence around everything, but going into the 21st century the mentality has changed to sharing a park, not slaving over yard work, and not needing a huge private back yard.

Ron mentioned that a big advantage for the Wangsgards to annex into town would be the town's culinary water. Mayor Truett said that the Wangsgard's property is #1 on the towns list for annexation.

Chris brought up the issue of wetlands; he would like to turn them from a liability into an amenity. Ron said you can manipulate or enhance a wetland but you can't remove it. The Wangsgards need to take this idea back to their family for discussion. They will also like to talk with Gage Froerer about what he is thinking of doing with his property. The Wangsgards have 33 water shares. Alan stressed that the secondary water company is separate from the town's culinary water. The Wangsgards will get in touch when they make a final decision on what they plan to do with their property. They don't want to do anything with the property right now; they plan to wait for market to turn around.

Citizen comments:

Ron suggested holding the next PC meeting on July 31 @ 6:00 p.m. and then adjourning by 7:00 p.m. to attend the Waste Water Feasibility Report at the Ogden Valley Library.

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

Meeting adjourned at 7:00 P.M.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman

