

The Town has no criterion of what the study needs to be composed of. Ron feels that this would fall under the jurisdiction of the Army Corp of Engineers. If a wet land is drained there will need to be another wet land established.

Review of Annexation Declaration Policy: (See Attachment #2)

Ron presented a draft copy of an updated Annexation Declaration Policy. Ron included in the document: the Town's vision statement, criteria for decisions on future annexations, and the current status of Huntsville Town. The current status section reflects what services the Town would provide if someone were to annex. It also includes descriptions of zoning, roads, cemetery, landfill, law enforcement, animal control, culinary and irrigation water supply, and sewage. Page 9, includes the actual annexation proclamation for Huntsville. Ron proposed including the shaded areas on the map, these areas are immediately adjacent to the Town. In lieu of what was proposed before, which was a vast amount of area. That way the Town narrows that area down to include areas the Town is currently interested in annexing. All area shown in the annexation policy is identified as property the Town is willing to provide services for, which the Town isn't really capable of doing. Ron feels it would be prudent to stick with a smaller area that the Town could provide services to. The Annexation Declaration can always be amended. The only risk is if another municipality was formed and they created an annexation plan that included this property. You can't double proclaimate land. Rex stated that this is his concern, and the reason why such a big area was identified in the old Annexation Declaration Plan. The boundary protected the Town, in that municipalities would have to notify the Town. Ron mentioned that if you include property in an Annexation Declaration you have to notify every property owner of the Town's intent and give them the chance to protest. Ron stated that only entities can protest a proclamation boundary. A property owner can't protest being in a proclamation boundary. If you are going to annex someone, then the property owner has a say. Ron mentioned that this is a draft; he asked the PC to come to the next meeting prepared with comments and suggestions.

Review of latest revisions to Huntsville Town's General Plan:

Ron reviewed the revisions to the Town's General Plan. He added the cluster housing and TDR ordinances. Under sewage, Ron identified that the Town is in the process of doing a sewer feasibility study. Under section 4, pg 13, Ron added the same the words that are in the updated annexation declaration policy. This basically says that the Town is interested in the potential of annexing property adjacent to Town boundaries. Ron asked the Commissioners to come prepared to the next PC meeting with comments on this document as well.

Review of Annexation Requirements: (See Attachment #3 & #4)

Ron went over the annexation procedure checklist and petition form. They follow the state code which has been changed over the last couple of years. The area to be annexed must be contiguous to existing Town boundaries, and can't create an island or peninsula. If a group of land owners were interested in joining together in an annexation, they could all file for annexation on the same petition and split the fees, but their properties have to all be contiguous and on the same plat map in order to do this. The county charges \$450 for the W.C. Surveyor to do a review of a plat map. If someone wants to be annexed into Town they would fill out an annexation petition form, pay the fees to the Town and to the county. There has to be two certified plat maps, certified by a surveyor, and reviewed by the county. After annexation petition is received by the Town, the Town Council has to address the petition at the next council meeting (no sooner than 14 days of receipt) to decide if they

want to accept or deny the petition. Acceptance starts the annexation timeline. The petition is then sent to the Planning Commission for review and a recommendation. Ron explained that the Planning Commission isn't a decision making body, but is involved in the process. Within 30 days the clerk needs to certify that the Town Council has accepted or denied the petition and if accepted send notice of acceptance to the petitioners. There are required posting, mailings, and publications that need to happen. Within 20 days of acceptance, a written notice must be sent to all affected entities. When all paper work is back and survey has been certified, the Town holds a public hearing for the final decision on the property.

Citizen comments:

Ron opened the meeting up for public comment. Dave Austin mentioned that the Weber Fire District has been interested for 5 years. The Weber Fire district would definitely be interested in annexing. Dale Satterthwaite commented that his property is just south of Gage Froerer's property, he is interested in annexing. Dale expressed his desire to hook up to the Town's water in the future. Dale asked if annexed into the Town can his property remain in the green-belt taxation. Ron answered that the Town has added zones to its land use ordinance to mirror the counties zones, so when a property is annexed it would maintain its current zoning, then after annexed they could go through the re-zoning process. Doug said the zoning would be based on the usage of the property. Mayor Truett stated that the idea is for people to come into the Town zoned as they are currently. Dale mentioned there is a property that is between his and Gage Froerer's, he doesn't know if she is interested in annexing or not. Property taxes would go up about \$130 dollars, that's for a $\frac{3}{4}$ acre lot with a \$300,000 home on it. Jim Facer asked if you had a lot of acreage then you could divide your property into $\frac{3}{4}$ acres. Ron answered that they would annex into town with their current zoning. There is one exception to the zoning; the Town does not have an RE-20 zone, and has no desire to have one.

Ron mentioned that in the Town's General Plan the key benefit of living in the Town is that you will be making decisions on what happens with your property with your local neighbors, here at the Town Hall, instead of decisions being made for you by the commissioners in Ogden City.

Ron mentioned that the Town will run the main culinary water line to their property, but it is the responsibility of the property owners to get the water line to their home. Jeff Burton mentioned that there isn't a line going over to his home. This is something that will need to be worked out, the Town didn't know if the Burton's would want to keep using their personal well or hook up to the Town's water. The Town doesn't force anyone to hook up to the culinary water. Ron mentioned that the Town has a state of the art culinary water treatment plant. Doug mentioned that it would be culinary water only, no secondary. Jeff Burton asked the commission to share their thoughts about the pros and cons of annexation. Ron replied that when The River's development was approved by W.C., the Town quickly realized that the county wouldn't listen to the Town's concerns and did what they wanted anyway. Only 3% of the population of W.C. lives in the Ogden Valley. W.C. is not motivated to protect the valley. The town was scared, that's when Town citizens decided to change their view on annexation. The Town would rather deal with the additional burdens of growth, and control what is going on around us. The benefits far outweigh the disadvantages. Rex stated that the recent downturn of the economy gave the Town some time to start working on this new thought process. Jim Facer stated that when he and Gage purchased their property they didn't really have any immediate plans, but met with the Huntsville Planning Commission to present an idea and almost got thrown out

of the Town Hall. They are in no hurry to do anything with their property. It could be 8-10 years before any development would be successful; the housing market needs to come back. Jim wanted to know what insurance they have that there will be someone amenable to work with in the future. Doug stated that the Town is bound to abide by its rules. Rex stated that presently the county doesn't have a zone that is equivalent to our R-1 zone. Richard Wangsgard expressed concerns about getting their interests protected as well as giving the town what they want. The problem is they don't know what they want to do. Presently, the county has no comparison with the Town's zoning. Ron reiterated that the Town wants to annex property in with its current zoning, and then address re-zoning later, but the Town would be willing to negotiate zoning prior to an annexation.

The Wangsgard property would be prime for mixed use. If open space is preserved you get bonus, commercial zone is a plus to the Town. Jeff Burton said he attended the GEM Committee meetings for years and the description of a healthy community includes old and young residence. Jeff brought to their attention that young people can't afford to build up here anymore. The response from the GEM Committee was that the valley is for recreation, our children will have to go down to Ogden to build. Jeff's hope is that the Huntsville community understands that people don't want to move away. Huntsville is a good example of a coordinated community.

Gail mentioned that a group of property owners could get together and file one annexation petition and split all fees, one petition from the south, one from the east, and one from the north, as long as the properties bordered one another and were on the same plat map.

Set date for next PC meeting:

The next PC meeting will be held on February 24th.

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

Meeting adjourned at 7:25 P.M.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman

