

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

**MEETING DATE:** April 6th, 2023  
**PLACE:** Huntsville Town Shops  
131 S 7400 E, Huntsville Utah  
**TIME:** 6:30 p.m.

NAME	TITLE	STATUS
Allen Endicott	Chairman	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Liz Poulter	Planning Commissioner	Present
Suzanne Ferre	Planning Commissioner	Present
Amanda Hessenauer	Alt Planning Commissioner	Excused
Sandy Hunter	TC Liaison	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

**Citizens: Ron Gault, Mayor Sorensen (via Zoom)**

1–Roll call: Chairman Endicott welcomed all who are attending the meeting.

2–Discussion and/or action on Annexation Map (See attachment #1)

TCM Hunter clarified the update on the map under discussion. Beckki gave an update on the updated map presented at this meeting. She described the map presented at this meeting and the recent history of the annexation policy plan and the map was reviewed. There was some confusion about the existing map and the map currently presented.

Beckki explained that with the land included in the annexation policy plan, the Town will have first right of refusal. So if the greater valley does incorporate then Huntsville Town will have a say in the land included in the annexation policy plan.

The town is interested in the forest service land that surrounds Huntsville. Beckki explains the annexation policy plan update process. She went on to explain how the map under discussion came to be. TCM Hunter explained that at the Town Council meeting it came into discussion that the TC motioned to include land east of Sage to 8500 E. The PC requested clarification on why the TC is in this land East of Sage. There were a few property owners in that area that requested to annex into Huntsville Town.

PC Larsen questioned if the PC could take both maps and include all the land in both maps. Beckki answered that yes that is possible. PCM Songer questioned the subdivision potential in the area in the annexation policy map. Mayor Sorensen commented that the incorporation has already drawn their lines of intent. If there is land that the Town would like to annex the time is now to decide.

PC Chair Endicott questioned that parcel that the Butters family would like to include in the annexation into Huntsville. Chairman Endicott questioned whether there were other family groupings that are requesting to be included. Several properties were mentioned in the east Huntsville area that are included in the potential annexation map. Chairman Endicott questioned how many potential buildable lots would be in the area on the map that is under discussion. Ron Gault commented that per his calculations there could be about 60, 3 acer buildable lot and about 240, ¾ acre lots. This could be the amount of water connections the town would need to supply if the land in question was annexed into Town.

Chairman Endicott questioned Mr. Gault on whether or not the water supply the town currently has could support the number of hook ups that might be required if more land and homes were included as part of the Town in the future. Mr. Gault commented that was a hard question to give a definite answer to as the water supply will fluctuate from year to year, as it is a natural spring. And although the water supply is currently looking good, Mr. Gault cautioned on maxing out or stressing the system.

Chairman Endicott questioned the Mayor how many people have petitioned to be annexed by the Town. Mayor Sorensen stated that there is close to 10 households that have petitioned to annex. There have been several meetings with these interested parties. The interested parties will be helping to pay for the cost of the map that is required for an annexation.

Chairman Endicott questioned the Mayor if the Town has calculated the potential income that could be gained by this proposed annexation. He also questioned the long term cost of services for this proposed extended area. Mayor Sorensen replied that the town does not have a clear idea of the cost/income.

There was a question raised about the decision to possibly annex middle inlet. The Town has an interest in forest service land. But there are also concerns about the maintenance of that area and what that would involve.

Mayor Sorensen commented on the issue of additional water connections. He spoke to the fact that most of the homesites have a well and are not necessarily interested on being added to the Huntsville Town water supply.

Ron Gault commented that with the incorporation in process, it could be that the Town is forced to annex land close by that might not be interested in the proposed Ogden Valley City. The options for a larger amount of land in the potential annexation map vs a smaller amount of land was discussed in relation to the current incorporation effort. The potential incorporation of the greater Ogden valley is forcing the Town to make a decision on the land it feasibly wants to annex.

The PC took turns in stating their individual opinions. PC Songer, felt personally he would go small as far as land to include in the annexation map, but as a representative of the town he would rather include a larger portion of land in the map as to give the town options moving forward. PC Poulter felt like protecting the Town meant including a smaller area of land in the annexation map.

She felt keeping the Town small was a better option for the Town and in the interest of water. PC Larsen commented that including a greater area in the annexation map would leave the Town with more options. PC Larsen was happy with the most recent map done by Sunrise engineering.

PC Poulter is in support of the newest sunrise map (aqua color) as well, to include the area to west of highway and north, but not to the East. PC Ferré agrees with PC Poulter. She is hesitant to take on more land and more problems.

Chairman Endicott commented he is still undecided. He expressed that he likes Huntsville Town the way it is. Chairman has concerns with more subdivisions and more land with more potential problems. He expressed that he needed more time to contemplate this issue. He also commented that he feels like any property owners that have expressed interest in annexing into Huntsville Town should do so by way of formal procedure.

**PCM Liz Poulter motioned to table and decision until the next PC meeting** PCM Songer seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Chairman Allen Endicott Commissioner Liz Poulter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Suzanne Ferre
NAYS:	

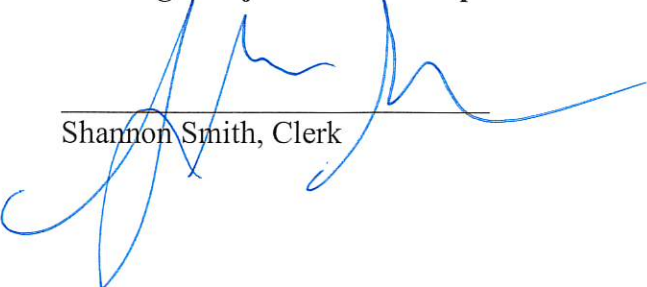
12-Public Comment. There were none.

13-Chairman’s Remarks. Chairman Endicott encouraged the PC to think on this issue and revisit discussion at the next meeting.

14-Motion to adjourn.

**PCM Poulter made a motion to adjourn the meeting.** PCM Songer seconded the motion. All votes Aye. Motion Passes.


**Meeting is adjourned at 7:39 p.m.**



Shannon Smith, Clerk



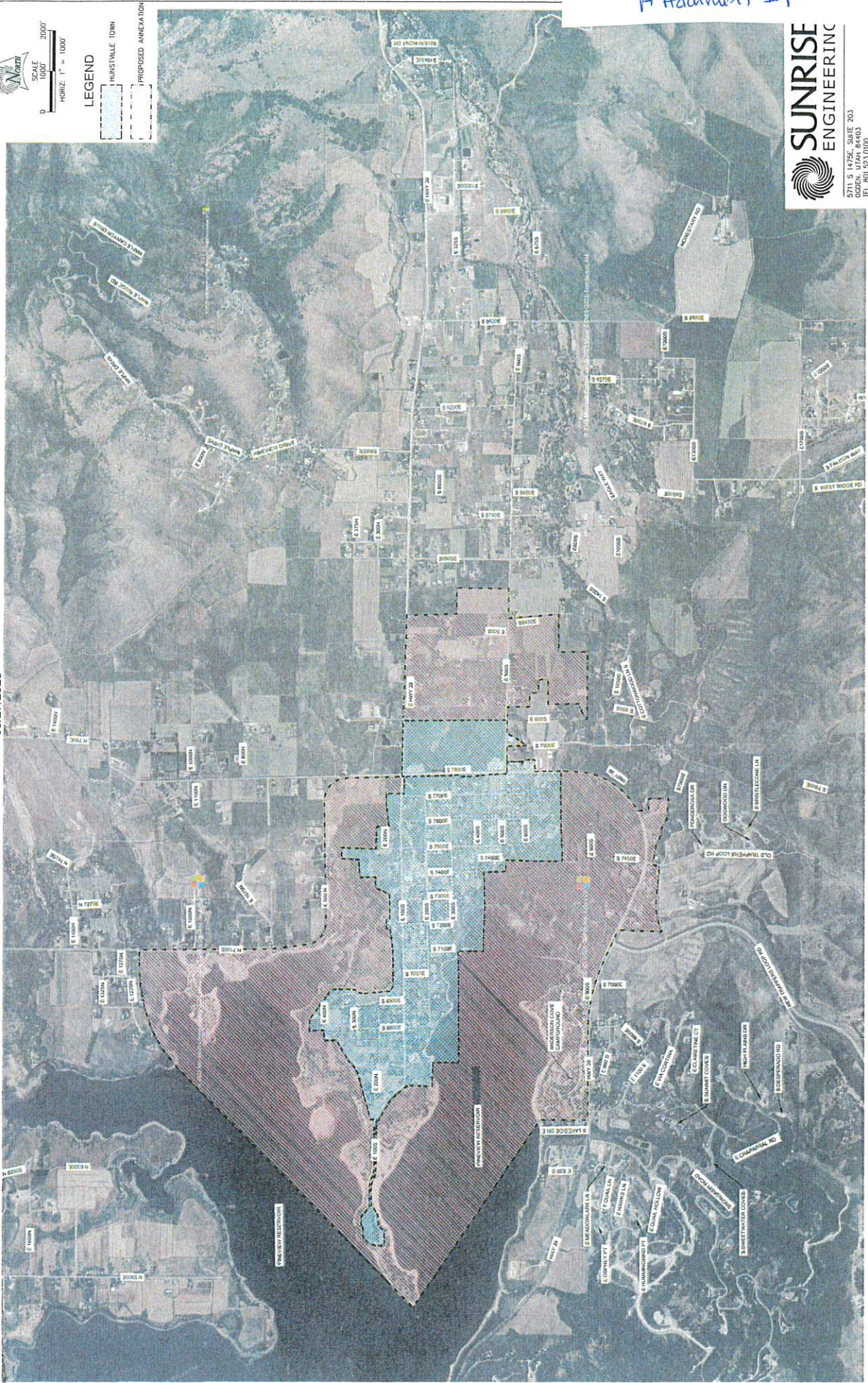
FUTURE ANNEXATION MAP  
03/27/2023



SCALE  
VERT. 1" = 1000'  
HORIZ. 1" = 1000'

LEGEND

- HAINSVILLE TOWN
- PROPOSED ANNEXATION



Apr 04, 2023 11:51am C:\B\041181

PC Meeting 4.6.23  
A Hainstment #1



**SUNRISE**  
ENGINEERING

571 S. 1475E, SUITE 203  
CORNH, UTAH 84103  
TEL: 801.323.0100  
www.sunrise-eng.com