

WORK SESSION—MARCH 7TH, 2019

Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall, 7309 East 200 South at 6:30 P.M. March 7th, 2019 regarding Jennifer Sorenson property.

Attending: Mayor Truett, Max Ferre, Wendy McKay, Bill Wangsgard, Bill White, Bill Morris, Rex Harris, Doug Allen, Blake Bingham, Larel Parkinson, Sandy Hunter, Liz Poulter and Ramona Clapperton.

Mayor Truett welcomed everyone and explained he, Rex, and Beckki met with Bill Morris last week to try to figure out how to proceed on Jennifer Sorenson lots. Jennifer Sorenson's estate attorney filed boundary line adjustments and zoning changes at the County Recorder's office without the permission of Huntsville Town. It was a project that the Planning Commission, Town Council and Town Attorney had worked on for months that was circumvented. Mayor Truett stated during that meeting it was decided to present the Zoning Map Amendment that had been previously recommended by the Planning Commission for approval at the Town Council in October, 2018. The Zoning Map Amendment was tabled at Town Council Meeting at the request of the applicant. A boundary line adjustment had also been tabled later that year at the request of the applicant, and a refund of the boundary line adjustment money was requested by the applicant.

Blake objected to the plan to move forward. He stated he is unclear about what parcels are being rezoned. Rex stated that the zoning goes with the land and not the parcel.

Doug believes that the parcel needs to have frontage to be rezoned. He stated that a boundary line adjustment needs to be done prior to rezone. Rex stated all the parcels, of which there are four, have the acreage and the frontage. Jennifer plans to subdivide her lot down the road. Rex stated that Huntsville's ordinances will need to be revised in order to ratify the boundary line adjustments that Jennifer has made.

The new parcel map had been provided by Jennifer. (See Attachment #1) The current County Maps do not reflect these changes yet. It was agreed that parcel #240240042 is the parcel that is being rezoned.

Mayor Truett asked Rex to describe the ordinance change that needed to be made in order to ratify the boundary line adjustments. Rex stated that the Boundary Line Ordinance and the Consolidation Ordinance state that the land must be in one zone, not multiple zones to move a boundary line. Blake commented that there is good reason for that. It is difficult to describe where the zoning line is when the zone doesn't match up with the parcel. Blake stated he would be fine with the change and could see the reasons for the change, but in the future the Planning Commission would need to require a description and survey to match up to the zoning maps before moving boundary lines. Rex stated the Planning Commission would see this the most with the lots adjacent to the lake.

Sandy questioned what should happen to parcel #21-008-0039. Bill Morris stated it was just parcel #240140042 in the ordinance. Blake asked about a public hearing. He asked if a new

public hearing would need to occur because the parcel numbers were changed. Bill Morris stated that this was an amendment and the Town Council could amend that part of the ordinance.

Mayor Truett reviewed the changes and asked the Planning Commission if they were willing to look at the Boundary Line Adjustment Ordinance. Mayor Truett and Bill Morris let the Planning Commission know that even though the County had already made these changes, it was Huntsville Town's intent to still make Jennifer go through the proper procedure. The Committee stated that they would look at the Boundary Line Adjustment Ordinance.

Meeting was adjourned at 6:53


Beckki Endicott, Recorder

