

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING

Thursday, December 2, 2021

Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

Name	Title	Status
James A. Truett	Mayor	Present
Richard Sorensen	Council Member	Present
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Zoom
Kevin Anderson	Council Member	Present
Beckki Endicott	Clerk	Present
William Morris	Legal Counsel	Excused

Citizens: Angel Truett, Artie Powell, Suzanne Ferre', Jennifer Sorensen, Laurie Van Zandt, Shannon Smith, Rebecca Songer, Bill White, Sandy Hunter, Liz Poulter, Phil & Merilee Clawson, Russ Heszler, Robert Armstrong

Zoom: Cami Moss, Ron Gault

1-Mayor Truett called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by Angel Truett.

3-Opening Ceremony given by TCM Max Ferre'.

4-Public Comments:

Beckki Endicott: Beckki wanted to extend a big thank you to the Town Council for their permission to use the Town Hall for the Family History Training that they have been doing on Tuesday for the Huntsville 1st Ward. The training has been well attended and they have been able to participate electronically in a large group because of access to the smart board at Town Hall. She expressed thanks and a desire to use the space again in the coming year.

As Mayor Truett started introducing the agenda, he announced it would be his last Town Council Meeting after 12 years. **Council Member Anderson** motioned that the room give a round of applause to Mayor Truett and the audience welcomed the opportunity.

5-Sheriff's Report – There have been additional vehicle break ins in the past week. There were two residents and five vehicles that were burglarized. There were vehicles ditched at approximately 9000 east at 4 a.m. CSI did process the vehicle. They believe that the thieves were juveniles. They are working with ATAC in trying to identify patterns to the thefts. Weber and Davis counties are both being affected. The vehicles are all unlocked.

Mayor Truett would like to see VIPS patrols in Town. Lt. Ryan stated they are trying to flock cameras to help in these thefts. These are vehicle recognition cameras that would be able to identify specific cars. Lt. Ryan stated they are having trouble with shipping cameras here. The date for the pilot program is December 9th.

6-Presentation of the Garbage rate increases: (See Attachment #1) Shannon Smith reviewed the numbers after the letter of increase from Econowaste. She stated that she and Ramona reviewed and studied the residential rates. The cost being charged to the residents are covering the cost of the service. The commercial cans are not covering the cost. Econowaste is raising the commercial rates for a garbage can to \$15.00 a can. Shannon is recommending that this be passed on to the businesses. She has included a sample of the letter she recommends sending to the business owners.

Mayor Truett wanted to recognize a member of the administrative staff with an award for the Outstanding Employee of the Year for Huntsville. He wanted to award this honor to Shannon Smith, who started working for the Town early this last year. This was a surprise for Shannon. She was honored to receive it.

7-Introduction of the New Auditor: Huntsville Town put out a Request for Proposal on auditing services after many years with Ulrich and Associates. The RFP was awarded to Child Richards and the auditor that our treasurers are currently working with is Cami Moss. Cami introduced herself over Zoom. She has been working with municipalities on their audits for over 20 years.

8-Discussion and/or action on Town Council Minutes for November 18, 2021. (Attachment #2)
TCM Kevin Anderson motioned to approve the Town Council Minutes for November 18, 2021. TCM Max Ferre' seconded the motion. All votes Aye. Motion passes.

9-Discussion and/or action on Work Session Minutes for November 16, 2021. (Attachment #3)
TCM Max Ferre' motioned to approve the Work Session Minutes for November 16, 2021. TCM Richard Sorensen seconded the motion. All votes Aye. Motion Passes.

TCM Wendy McKay entered the meeting at 7:32 p.m. on Zoom

10-Discussion and/or action on donation to the ice skate fundraiser. Beckki explained that 80% of the ice skates were lost during some summer projects. The Ice Sheet is usually great to work with on skates. They didn't have available skates. However, a coach and youth have volunteered to raise money for skates for the ice shack. They have partnered with hockey shops to receive donated skates and a discounted rate to purchase skates. So far \$1500 has been raised to purchase new hockey skates. There have also been donated used skates as well. The Engstrom's are involved in helping to purchase the sizes and kinds that we need.

Mayor Truett wanted to ask the Town Council to set aside \$2,000 in case the funds are needed to open the ice shack. **Mayor Truett motioned to approve \$2,000 from the parks fund to be set aside for skates.** TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes. Roll Call Vote. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			
CM Kevin Anderson	X			

11-Discussion and/or action on addition of submission deadline to the policy manual for the Planning Commission. (Attachment #4) Beckki explained the office has a policy manual that covers many of the procedures for the administrative staff. One change the Planning Commission would like to make is the submission time for the agenda items for Planning Commission Meeting. Currently, there isn't a standard for a submission for the item or materials that cover those items. The Planning Commission would like to impose a 10-day deadline for agenda items for those Planning Commission Meetings. Beckki explained there are often many documents for the Planning Commission to review in time for the meeting. It also takes a great deal of time for Shannon to put together these packets for the members of the Planning Commission. Both think it would be a good idea to have a policy that could equally apply to all residents.

TCM Max Ferre' motioned to approve the addition of a 10-day deadline to the administrative policy manual for the Planning Commission. TCM Kevin Anderson seconded the motion. All votes Aye. Roll Call Vote. Motion passes. Roll Call votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			
CM Kevin Anderson	X			

12-Motion to close the regular meeting and open the public hearing on the Re-Zone Petition from Phil and Merilee Clawson.

Mayor Truett stated that there is a note in his packet that the Clawson's are pulling their application for a Re-Zone to commercial. He asked Phil Clawson about this information. Phil Clawson stated that based on the comments from the last meeting, they put together a plan with the neighbors to be able to have conditional use. **(Attachment #5)** The conditions they are proposing are delineated in attachment #5.

TCM Kevin Anderson asked Phil Clawson if they are applying for conditional use and going back to the Planning Commission. Phil Clawson confirmed that they will apply for Conditional Use at the Planning Commission first.

TCM Sorensen motioned to close the public meeting and open the public hearing on the proposal from Phil and Merilee Clawson. TCM Ferre' seconded the motion.

Russ Haszler: He commented the library still wants to inquire about how the liability would work if guests would get hurt on the library property. He is also concerned that there will be guests who will park at the library. Russ asked Phil Clawson who he would call if the library had concerns with the event. Phil Clawson responded that he is willing to give the library his phone number. The Clawson's would handle or manage any difficulty during the event. Russ responded that the library really didn't want to have to contact the home/business owner.

Jennifer Sorensen: She expressed appreciation in being able to work with the Clawson's. Her large concern is setting a precedent of Re-Zoning to commercial. The events center is not that big of a concern to her. But if the precedent was set, there might be something that would be distasteful. Jennifer's main concern with the conditions as now written, is the parking along 100 South. Phil Clawson stated that they could ask guests to not park at the library or along first street.

Bill White: Bill wanted to thank the Mayor and Council Members for their years of service. He is wondering if there could be criteria that the Town could develop that would help the Town decide how to decide whether a property could be Re-Zoned to commercial. He doesn't have a problem with what the Clawson's want to do, but he wouldn't want to be the next-door neighbor. He advised the Town to put in meets and bounds in to help residents. The neighbors move in and expect to have peace and quiet.

Phil Clawson responded he believed that he is part of the commercial zone because they live right across the street from the commercial zone. Spot zoning was talked about at the Planning Commission Meeting.

Mayor Truett questioned the Planning Commission about the recommendation to approve the Re-Zone.

Sandy Hunter: Sandy wanted to explain the decision of the Planning Commission. She stated that they didn't want to approve or deny it. They want to be compassionate because it is a small idea and they recognized that the Clawson's were across the street from a commercial zone. The Planning Commission recommended it for further consideration for the Town Council. She stated that additional opinions were helpful. Sandy stated at the last Town Council meeting there were other opinions expressed about how opening up one parcel north of 100 South for commercial would allow additional parcels to do the same. This potential practice was not consistent with the General Plan. Sandy commented that the General Plan was where the meets and bounds were that Bill White referred to.

The General Plan stated that there are two commercial areas in Town. The first is by the Post Office and Chevron. The other is the center of Town. After reviewing the General Plan, she would have to recommend that the petition not be approved. In addition, parking is still an issue.

Sandy has concerns about the Conditional Use Permit. To her, weddings and events fall under the category as a reception center. When the conditional use permit is filed, the permit will have to be evaluated again on the Planning Commission.

Liz Poulter: Liz stated that as a member of the Planning Commission, many of the members agonizes about their decisions. Liz expressed concerns about the parking.

Phil Clawson responded that he understands the concerns. He stated that everyone in Town uses public parking. It is unreasonable to believe that each business has their own parking. TCM Richard Sorensen stated that businesses have been parking in each other's parking lots since the 1800's.

Rebecca Songer: Rebecca stated that there is a Conditional Use Table that governs those conditional uses that we have here in Town. She hopes the Planning Commission can follow the uses on the Conditional Use Table.

Steve Songer: He stated the Planning Commission doesn't have any power to enforce the ordinances. If the use doesn't fit in the ordinance, there isn't anything that can be done. Steve believes this might be an issue that the Appeals Committee would want to address. He would hate to see the Clawson's go back and forth between the Town Council and Planning Commission.

Phil Clawson responded that this was their 3rd meeting for this issue, and it does feel like a run around. He also believes they have addressed all the concerns the committees have. He has looked at the Conditional Use Table which is why they decided to file a petition for a Re-Zone. He stated they have tried to address what they want to do the right way. Phil commented that in the future there will be events on the property. They know thousands of people who are friends and will have events at their place whether they file for a Conditional Use or not. They were wanting to be forthright and talk about the issues. If the committees are not willing to look at the Use Table and make exceptions, then they are wasting their time.

TCM Max Ferre' motioned to close the public hearing and open the regular meeting. TCM Kevin Anderson seconded the motion. Public hearing is closed, and the regular meeting is open.

Phil Clawson wanted to clarify with the Town Council. He asked the Town Council if there is a path to get to the point of having the events center that they want. He understands that it is not allowed per the Use Table and the Re-Zone will not be approved. Phil stated they have heard all the concerns and made up their list of conditions in their packet. He is wanting to know from the Council if there is a way to have a legal permit to do events in their backyard.

Mayor Truett stated he is not supportive of a Re-Zone. He is also supportive of the Use Table. Phil Clawson asked about when the Use Table was established. Phil wanted to know what the process of changing the Use Table is. Mayor Truett responded they need to go to the Planning Commission.

13-Update on Annexation Petition from John and Shelly Sills: Beckki let the Town Council know that the Sill's have filed a petition that was considered complete on November 26th. The State Code doesn't allow us to accept the petition until the next regular meeting which has to be 14 days after the petition is complete. The resolution to accept the petition will be on the agenda at the next Town Council Meeting. Beckki showed the parcel on GIS that the Sill's are asking to be put back in the Town. She has researched the parcel with Weber County because the boarder of the property between Huntsville Town and Weber County is unusual. She also confirmed that the zoning in WC is S-1 or Shoreline.

14-Update on Letter to Blake Moore: Sandy explained the gate to the parking lot at Cemetery Point continues to be lock despite the Town's requests. Sandy is working on a letter on behalf of the Town to Blake Moore. Sandy will also contact Senator Lee's office. Beckki will email the letter to Blake Moore's office and see if they can't work with the Forest Service.

Sandy explained that the Forest Service is claiming there is too much liability; however, they are picking and choosing what liabilities they are willing to accept around the lake. Port Ramp is open all year. This was included in the letter. Mayor Truett stated he offered to take on liability for the parking lot and put it on our insurance. He thanked Sandy for her efforts.

15-Update on All West: Mayor Truett met with our Engineer, and All West. Huntsville Town put a stop work order on All West digging until the Spring and until they can come to an agreement regarding the water lines. Mayor Truett stated that they have only provided fiber optic to 15% of the Town. They have hit the secondary water line 6 times and the culinary water line twice. Mayor Truett is not going to compromise our water system for fiber optic services. Mayor Truett would like to implement a fine for every time they hit a water line.

Laurie Van Zandt commented she wasn't informed or notified when they were coming by. Beckki stated the first stop work order happened at the time All West was passing the Van Zandt's. Mayor Truett stated they need to make sure that all residents know ahead of time that the work is being done.

In addition to the water lines and digging that Huntsville, there is the problem of All West coming into a contract with Dave Booth for rental on his residential property. Mayor Truett stated that a letter of violation will be sent to Dave Booth regarding the storage of construction equipment on the residential lot across from the Post Office.

Phil Clawson asked if they could make a claim against All West when they receive cancellations, and it effects their business. Mayor Truett stated they needed to look into the issue of liability.

TCM Sorensen asked about the status of Liberty Broadband. Beckki reported that the Town Hall was hooked up last week. She stated there are a few issues that Liberty Broadband is working on covering the rest of the Town. Beckki commented they are working on an easement request that is going through our engineer at this time.

16-Update on 7400 East 200 South Project: The construction of the planter boxes is nearing the end. They will be working on adding lights. The asphalt will be a project for the Spring. TCM

Sorensen asked if the corner needed to be a four way stop. Mayor Truett stated we needed to order two additional stop signs. A letter regarding the stop signs needs to be sent to the community when the stop signs are installed. Mayor Truett stated they are also waiting for the metal plaques.

17-Update on the sale of Town Hall: Mayor Truett stated they received an offer from a bit coin company. Mayor Truett felt the offer was too risky for the Town. There are no current offers.

18-Citizen Comments:


Rebecca Songer – Rebecca wanted to thank the Mayor for his many years of service. She appreciates how much time he has contributed to the Town. She also put the skate fundraiser button on the Ice Rink Facebook Page.

Merilee Clawson- Merilee commented that she considers the residents and administration in the Town to be friends. She understands that their family can get passionate about their projects. She doesn't feel bad about being told "no" to their project but wanted to comment that she felt like the decision was arbitrary. The Clawson's don't understand why one person has to obey the rules and others don't have to obey the rules. They did not understand the concept of grandfathering. She would like the Town Council to think about how to educate the residents about the Town Code.

Liz Poulter – Liz wanted to comment that the Town Ordinances were made for the Town in general and they were not made personally for anyone.

19-Adjournment of Meeting: **TCM Max Ferre' motioned to adjourn the meeting.** TCM Kevin Anderson seconded the motion. All votes Aye. Motion passes.

Meeting is adjourned at 9:12 p.m.


Beckki Endicott, Town Clerk



November 29, 2021

RE: Huntsville Town Trash Rate Increase

Dear Commercial Business Owner:

This letter is being sent to notify you that Huntsville Town's trash company, Econo Waste, is increasing the rate for businesses in Huntsville Town. Currently businesses are being charged the same rate as residential customers. Due to the much larger volume of waste generated from the businesses, Econo Waste is losing money on these accounts. They have also experienced operating cost increases.

Due to these reasons, Econo Waste has requested a rate increase. The new rate for commercial accounts will be \$15 per container. This rate increase will be effective January 1, 2022. This issue was brought before the Town Council and approved on November 4th, 2021.

We appreciate your understanding with this matter. Please feel free to contact me with questions or concerns at the Town Hall, 801.745.3420.

Sincerely,

Shannon Smith
Town Recorder

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, November 18th, 2021, 7:00 p.m.
Huntsville Town Hall, 7309 East 200 South, Huntsville, UT

Name	Title	Status
James A. Truett	Mayor	Present
Richard Sorensen	Council Member	Present
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Zoom
Kevin Anderson	Council Member	Present
Beckki Endicott	Clerk	Excused
William Morris	Legal Counsel	Zoom

Citizens: Russ Heszler, Todd Meyers, Dakota Hyde, Phillip Clawson, Merilee Clawson, Jeff Hyde, Jennifer Sorensen, Dan Davis, Rex Harris, River Hyde, Hunter Swift

1-Mayor Truett called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance led by TCM Richard Sorensen.

3-Opening Ceremony given by TCM Max Ferre'.

4-Public Comments: There were none.

5-Sheriff's Report: Lt. Ryan reported that vehicle burglary is on the rise in the valley and in Ogden. He admonishes residents that if they go out to warm up their cars, that they should be in them. Over the weekend they had two more vehicle thefts from Eden and six additional burglaries. All the stolen cars have been recovered in Ogden. This is not just a valley problem. It is in Weber and Davis County.

Mayor Truett asked Beckki to send this information out to residents through the water bill and through email blast.

6-Discussion and/or action on approval of the minutes for TC Meeting, November 4, 2021. (See Attachment #1) TCM Max Ferre' motioned to approve the minutes of the TC Meeting, November 4, 2021. TCM Kevin Anderson seconded the motion. All votes Aye. Motion passes.

7-Discussion and/or action on approval of the minutes for the Municipal Canvass, November 16, 2021. (See Attachment #2) TCM Max Ferre; motioned to approve the minutes for the Municipal Canvass, November 16, 2021. All votes Aye. Motion passes.

8-Discussion and/or action on Ordinance 2021-11-18: Municipal Transient Room Tax. (See Attachment #3) Attorney Bill Morris introduced the ordinance which imposes a 1% tax on room rentals under 30 days. This would apply to the bed and breakfasts, hotels, and other legal nightly rentals. The ordinance states the tax would be in effect December 31, 2021 and the lag time is about 3 months. If passed, the ordinance will be filed with Bill Clayton at the State Tax Commission. **TCM Richard Sorensen motioned to approve Ordinance 2021-11-18:**

Municipal Transient Room Tax. TCM Kevin Anderson seconded the motion. TCM Max Ferre' stated he believed the Town was in need of this ordinance. All votes Aye. Roll Call Votes. Votes are reflected below. Motion passes.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Max Ferre'	X			
CM Richard Sorensen	X			
CM Kevin Anderson	X			

9-Discussion and/or action on Preliminary Plat Approval, subdivision for CW Lands. (See Attachment #4) Beckki explained that CW Lands had come before the Planning Commission in October and the Planning Commission motioned to deny the Preliminary Plat approval. Per our Huntsville Town Ordinance, CW Lands requested the Preliminary Plat Approval go to the Town Council. Mayor Truett felt it to be a good idea to hold a Work Session with the Planning Commission and the Town Council to see if all the questions and concerns could be answered prior to coming to the Town Council for Preliminary Plat approval. Todd Meyer, project manager for Sage, came away from the meeting having participated in good discussions.

Todd Meyers stated he came away from the work session with a couple of things to follow up on prior to the TC meeting tonight. The first was flag lots in relation to fire hydrants. There was a question of whether there would be legal distance for the fire hydrants on a couple of the lots in the subdivision. The annexation agreement allows for 4 flag lots. He called Fire Marshall, David Reed, and the legal distance on a flag lot is 600 feet. Todd is moving the fire hydrants accordingly.

The other issue that was a concern that was unresolved from the Work Session was the implementation of a round about at the intersection of Highway 39 and 100 South. Todd contacted UDOT and they have been looking at the preliminary drawings and the annexation agreement with UDOT. He is certain that they will be able to make the adjustments needed for the round-about without it impacting the adjacent lots.

Mayor Truett read the letter of recommendation from Jared Anderson, Town Engineer. The recommendation for approval from our Town Engineer is subject to: 1) Final acceptance of septic system design for each lot by Weber Morgan Health Department and 2) Final submitted drawings showing items stated in the preliminary review dated 9/22/21.

TCM Kevin Anderson asked Jared Anderson why he would recommend approval of preliminary plat even though all the requirements have not been satisfied.

Jared Andersons responded that at the time of the Planning Commission Meeting from October, he reviewed the preliminary plat from Sage Development but did not have all the information in time for the review. Within 24 hours of that meeting, Jared had received all the information needed from CW Lands with the exception of the feasibility letter from the Weber Morgan Health Department. He explained Huntsville Town code simply requires a letter from WMHD

stating that it is possible to provide a septic system on the lots. The WMHD definition of feasibility comes from the State and is a much higher standard requiring the absolute type of system for each lot. It is Jared's opinion that Sage has met 75% of the State requirements which exceeds the Huntsville Town requirement. Jared stated that he has received the recommendation from the Weber Morgan Health Department verbally when Mayor Truett and Jared Anderson met with the Health Department. Jared stated he could ask for a document if needed.

Mayor Truett motioned to approve the Preliminary Plat for Sage Development subject to final acceptance of septic system design for each lot by Weber Morgan Health Department and final submitted drawings showing items stated in the preliminary review dated 9/22/21. TCM Max Ferre' seconded the motion.

TCM Richard Sorensen asked about some of the details on the plans. Jared Anderson replied that Sage will be able to add these details as they get more recommendations from Weber Morgan Health. TCM Sorensen asked Attorney Morris if he felt the motion covered all the areas of concerns. Attorney Morris recommended adding an amendment to the motion.

Mayor Truett amended the previous motion to include approval of the preliminary plat subject to staff agency, affected entity comments and compliance with code requirements. TCM Ferre' seconded that amendment.

Project manager Todd Meyers stated the Health Department is monitoring groundwater on the lots. CW Lands will not be back for final approval before June 2022.

TCM Kevin Anderson stated even though there is a lot to do before the final approval, he feels that meeting the preliminary requirements to be an important step in the process.

Mayor Truett called for a roll call vote. One vote Nay. Three votes Aye. Motion passes. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Max Ferre'	X			
CM Richard Sorensen	X			
CM Kevin Anderson		X		

10-Discussion and/or action on Preliminary Plat Approval for North Arrow Condominiums, Jeff Hyde. (See Attachment #5) Beckki stated they had received the Subdivision Application from Jeff and Dakota Hyde for the North Arrow Condominiums. The Planning Commission met the previous night, November 17, 2021, and recommended for approval the Preliminary Plat subject to the final acceptance of existing septic systems from the Weber Morgan Health Department and final submitted drawings. Mayor Truett also explained that he had just received a letter from Summer Day and Brian Cowen regarding the letter of feasibility. The letter stated that this was not a final review; however, the wastewater flow rate for the seven-unit condominium was below what is anticipated with the current septic system.

Dakota Hyde described the history of the Compass Rose and the Development Agreement with the Town. They are now planning for the second phase of the Development. The building is on the original site plan from 2017. They have preliminary building plans but not engineered building plans yet. Dakota reviewed the preliminary building plans. There is a 7th unit in the building that is an ADA compliant room. Dakota stated that once they break the 20-room threshold, they need an additional room that is ADA compliant. They will have two ADA rooms between both buildings. The rooms in the new building are part of the North Arrow Condominiums. The rooms will be individually plated and allow others to purchase the rooms. They will be able to obtain title and ownership.

Dakota Hyde explained that the conditional use that they have received is for transient rooms. The owners that purchase these rooms will not be able to live in the rooms. Per the Huntsville Town code the owners will need to occupy the room less than 30 days per calendar year according to Attorney Morris. The rentals will also abide by the same ordinance of less than 30 days. The rooms will have a small kitchenette. There are not washers or dryers. These units are comfortable for a week of two. The Compass Rose will provide the furnishings.

This business model is gaining popularity in mountain towns. The hotel manages the units. Most customers will not know that the rooms are privately owned. The purpose of the model is to help finance the business. Currently, the Hyde's have more interested in owning the new rooms than they have rooms to sell. This model will help to diversify their financial risk.

Mayor Truett motioned to approve the preliminary plat for North Arrow Condominium Subdivision subject to final acceptance of septic system design and updated flows by Weber Morgan Health Department, final submitted drawings showing items stated in the preliminary review dated 11-10-21, staff agency and affected entity comments and compliance with code requirements. TCM Max Ferre' seconded the motion. Roll Call Vote. All votes Aye. Motion Passes. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Truett	X			
CM Wendy McKay				X
CM Max Ferre'	X			
CM Richard Sorensen	X			
CM Kevin Anderson	X			

11-Discussion on Re-Zone Petition from Phil & Merilee Clawson. Seeking to Re-Zone from R-1 to C-1. (See Attachment #6) Mayor Truett invited the Clawson's to explain their project. Merilee explained they lived at 7432 East and 100 South. They have a bed and breakfast that rents up to two rooms. When they originally moved here, their original idea was to remodel the barn in the back yard and have weddings and receptions there. The bed and breakfast would turn into a bride's room. They would rent it out from time to time. The receptions they would keep to about 50 people. Many people have asked about having weddings at their home.

Mayor Truett asked if food is served at the bed and breakfast. Merilee stated that it is advertised as a bed and breakfast and their room is stocked with all that they need for breakfast. There is a

kitchenette. She stated that in this COVID environment, then little interaction addresses a lot of customer needs.

Mayor Truett asked about where the event parking would be. Phil Clawson stated they would park and shuttle event parking from the park. Mayor Truett is concerned they are creating an island of commercial. Merilee responded that the Mercantile has commercial on one side and residential on the other side. She pointed out that their situation is similar. Merilee stated their property is surrounded by commercial property. She stated there is camaraderie between the hotel and coffee shop. Her patrons use their facilities as well. Mayor Truett asked about the neighbors and if they approved of the project. Mayor Truett asked if this was a public hearing. Many of the neighbors are here tonight.

Beckki clarified that this is a public meeting and not a public hearing. She stated that according to the minutes the Planning Commission's motion was to recommend consideration a ReZone from R-1 to C-1 with input moving forward that the Conditional Use Permit restrict hours of operation and noise issues and clarity on parking. The vote was 4 Aye's and 1 Nay. Per the code, neighbors within 500 feet of the Clawson home were invited to comment at this public meeting. Also, a public hearing was scheduled for December 2nd, 2021. Beckki clarified that tonight is the night to discuss the project and invite the neighbors to comment. The public hearing is for any additional public comment.

TCM Wendy McKay entered the meeting at 7:56 p.m.

Russ Heszler: Russ Heszler represents the Weber County Library and commented that the library is concerned that their library parking on 7400 East would be used for event parking at the Clawson's. The Weber County Library wants to make sure that there is available parking for their patrons. He would like to see a better plan from the Clawson's. He understands the Clawson's want to shuttle passengers; however, the participants might decide to park at the library anyway. Russ Heszler is also concerned that if someone was to slip and fall and get injured on their property, who would be liable. Phil Clawson proposed doing valet parking.

Dan Davis: Dan's home is angled in such a way that it overlooks their event location directly. He feels that his own barn would interfere with the neighbors. His barn has animals and smells like a barn. He doesn't want the Clawson's or customers to complain about the smell of a barn. Dan is also concerned about parking on his property and customers jumping the fence over to his property. Again, who is going to be liable if there is any injury. He is concerned about the events having fireworks.

Jennifer Sorensen: Jennifer is concerning about having a commercial zone in a residential farm area. She would like the property to be kept residential and quaint. She stated she submitted a letter that addresses even more of her concerns. (See Attachment #7)

TCM Sorensen stated he believed it might be difficult to remodel the barn so it is habitable. Phil Clawson stated the barn was built in 1908. The Clawson's stated they don't want to change the barn that much. It would just be a backdrop to the area for events.

TCM Max Ferre’: He is concerned about setting a precedent in Huntsville Town by rezoning a residential space to commercial, spot zoning.

TCM Wendy McKay: TCM McKay is concerned about the making the north side of 100 south a commercial environment. She is also concerned about parking and setting a precedent with other bed and breakfasts.

Phil Clawson stated there are other bed and breakfasts that already doing events. The Valley House is doing events. He states they are being honest and up front by applying for rezoning. He is supportive of the concerns, but he does not see things the same way. He states a Re-Zone is the only path to making the events/reception center a reality. If there was a way to make this a conditional use, they would love to see that change.

Phil Clawson questioned TCM Wendy McKay about the legality of her family’s Snow Shack. He stated he had a hard time finding that allowed in the Huntsville Code. TCM McKay stated it is a home-based business that has been continuously licensed for many years. They used to run the business at the park. The TC asked them to move the Snow Shack to their property, which they did. She explained it was at the Town Council’s request that it was put at that location.

12-Discussion and/or action on approval of parcel consolidation for parcel #240230029, #240230018, #240110008, #240110049, John Falls. (Attachment #8) Beckki explained that Artie Powell represented John Falls, Artie’s son-in-law, at the Planning Commission Meeting. The Planning Commission recommended for approval, a parcel consolidation of all four Falls lots. The Falls plan on building a home with an accessory building on the property.

Mayor Truett motioned to approve the parcel consolidation for parcel #240230029, #240230018, #240110008, #240110049 for John Falls. TCM Richard Sorensen seconded the motion. Roll Call vote. All votes Aye. Motion passes. Votes are reflected below.

VOTES	AYE	NAY	ABSTAIN	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Max Ferre’	X			
CM Richard Sorensen	X			
CM Kevin Anderson	X			

13-Gate at Cemetery Point: The gate at Cemetery Point was locked last year. Residents have requested that this gate be back open for parking and walking. There is a tradition of this gate being open in the off season. Mayor Truett spoke with Sean Harwood, Forest Service District Ranger. Mayor Truett read a letter written by Sean Harwood stating that the gate would not be open. (See Attachment #9) TCM Max Ferre’ suggested that the residents write Blake Moore.

14-Update on the intersection project: The crews are starting on the temporary patches for pavement next week. In the spring, it will be asphalted. TCM Wendy McKay asked if the parking was clear of the planter boxes. TCM Sorensen responded that the parking is not affected.

Mayor Truett was approached by a resident that asked if one of the planter boxes could become a firepit. He wanted to bring it up and see what others thought about that.

15-Citizen Comments: **Dakota Hyde** is a 12-year member of Weber County Search and Rescue. Cemetery Point is the best access to the lake for ice dives and practice for ice rescues. It is difficult to get down there when the access is restricted.

Sandy Hunter – The Forest Service is a Federal Agency and there has to be a Federal Inquiry filed in order for the Forest Service to respond. She is working on a letter to Blake Moore.

TCM Kevin Anderson – He wanted to ask about the status of bed and breakfasts in Town. Beckki responded it is a conditional use for a residential zone. PCM Sandy Hunter stated that the bed and breakfasts are in residential zones. The Valley House, and other bed and breakfasts are not allowed to do events or receptions commercially. She stated this sounds like an enforcement issue. PCM Hunter stated the allowable use table prohibits weddings, receptions and commercial events in an R-1 zone. TCM Wendy McKay stated the committee talked about private weddings in residential zones. They wanted residents to be able to have private weddings at their homes.

Mayor Truett stated he performed a wedding at the Valley House a month ago. He wasn't compensated for the wedding. It was just for the guest that stayed there. PCM Hunter stated that staying at the Valley House is a commercial venture. This is not allowed in our code. Beckki stated that the owner is advertising for catering as well. Beckki stated the business license would require approval from the Weber Morgan Health Department.

Mayor Truett asked Beckki to write a letter to those businesses that would be affected by the transient room tax. She would like a council member to help add ADU's to the business license ordinance.

TCM McKay suggested Huntsville Town write a letter to the Valley House reminding them that they are a bed and breakfast and not a reception center. This is only fair to the other bed and breakfasts. **Rex Harris** commented it wouldn't hurt to remind them about the parking requirements as well.

16-Update on Traffic Study: TCM Sorensen wanted to review the conclusions from the traffic study done at the 7400 East and 200 South intersection. The study, done through Utah State University Technical Assistance, was conducted in September which is a low traffic time. The numbers didn't justify a four way stop. **(See Attachment #10)** TCM Richard Sorensen stated he believed the intersection still warrants a 4 way stop because of the blind turns involved. Rex Harris stated Huntsville could put a 4-way stop sign at any place they wanted to. There didn't need to be numbers to justify the stop sign.

17-Update on Ice Skates: Beckki stated a youth from the Ogden area who participates in the hockey league at the Ice Sheet has volunteered to raise \$5,000 and take skate donations. The effort is going well, and she is posting updates on Facebook. One of the events the youth would like to plan is an outdoor hockey game. Admission to the pick-up game would be a pair of skates.

18-Approval of the Bills, October 2021. **TCM Max Ferre' motioned to approve the bills for October 2021.** TCM Richard Sorensen seconded the motion. All votes Aye. Motion passes.

19-Adjournment of Meeting: **TCM Richard Sorensen motioned to adjourn the meeting.** TCM Max Ferre' seconded the motion. All votes Aye. Motion passes.

Meeting is adjourned at 9:02 p.m.

Beckki Endicott, Town Clerk

DRAFT

WORK SESSION – November 16, 2021
Town Council – Planning Commission Possible Annexation and Sage Development

Attending: Artie Powell, Shannon Smith, Beckki Endicott, Sandy Hunter, Allen Endicott, Liz Poulter, Steve Songer, Doug Allen, Max Ferre', Kevin Anderson, Mayor Truett, Todd Meyers

Attending on Zoom: Attorney Bill Morris, Jared Anderson – Town Engineer, TCM Wendy McKay and TCM Richard Sorensen

Mayor Truett called the meeting to order. He stated that the Planning Commission and Town Council are meeting to address some of the questions the PC had during their Preliminary Plat Meeting with Sage Development. The following are questions that were asked by the PC members during and after the denial of the preliminary plat and distributed at the work session.

Question #1: Flag Lots, they are in the annexation agreement. Age is in a A-3 zone and per the Town Code there is a frontage requirement. Can the Town allow flag lots in the annexation agreement if it goes against Town code? If we do proceed with allowing flag lots in the annexation agreement does this set a precedent for flag lots in Town?

Todd Meyers, project manager for Sage stated up to 4 flag lots are allowed for this subdivision under the annexation agreement. Todd stated the 130 feet of frontage would be measured after the flag lot.

Attorney Morris stated the flag lots were now a part of the ordinance and is now law because it was a part of the Annexation Ordinance.

PC Chairman Doug Allen asked about fire hydrants because the roads to the homes were about 500 feet. Todd Meyer stated the Weber Fire District would dictate to them where the fire hydrants would be needed. They will know more when they go through the review process between the Preliminary and Final Plat.

PCM Sandy Hunter states that in our ordinance it states that we have to have 130 feet of frontage. She is wondering, for the future, if Huntsville Town needs an ordinance that addresses flag lots. Attorney Morris stated that this agreement should not set precedent because it applies only to this Annexation Agreement. Attorney Morris advised the PC to address flag lots in the Huntsville Town Code.

Question #2: Do we need to set up a development agreement? What are key things to include in this agreement?

Todd Meyers stated CW Lands was asked by Huntsville Town to actually go through two separate agreements. The first is the annexation agreement. The second agreement will be the development agreement. The reason why the Town asked them for two agreements is because of the size of the development and as time goes on there will be things the Town will need to address after the annexation agreement has already been approved. For example, the entrance to the subdivision will need maintenance and hasn't been fully drawn. The Town will want CW Lands to make provisions for maintenance of that entrance.

TC Kevin Anderson commented that he would like to know the reasons for a development agreement. He stated there is an annexation agreement for density. He does not want to a development agreement that would do away with any other planning requirements.

Attorney Morris stated that there are outstanding areas that haven't been addressed in the annexation agreement. For example, whether the road is public or private. Gates, trails, and subdivision improvement language need to be put in the development agreement. Jared Anderson also commented that the Town Code does not address all of areas of interest and needs with a subdivision of this size.

TC Kevin Anderson stated he believes all issues cited are important but doesn't want to see any other code requirements modified and watered down.

Todd Meyers commented that CW Lands has studied the Town Code. They wanted to make sure that whatever exceptions to the code would be brought up prior to the annexation agreement so that they could work out the differences with the Town.

Question #3: The Army Corps approval, we need a little more insight on this. In the Town code this is not stated as a requirement for the Preliminary Plan. Can the PC request it now based on the wet land issue they are concerned about?

Todd Meyers stated the Army Corps were last on site in September. There are two issues being addressed by the Army Corps. The first was the wetlands. They did require additional testing. There was an additional area that was added to the wetlands. As soon as CW Lands received that report, it was forwarded to Jared Anderson for his review. It effects lot #2 on the east side and may go into lot #3. The lots are still buildable lots. As far as wetlands go, CW Lands is farther along than is usual in the platting process. It was submitted to the Army Corps of Engineers in May or June, and they have been studying the wetlands ever since that time. Jared Anderson has also been in touch with the Army Corps recently. Todd Meyers stated the number of lots, 21, will not be reduced even after the additional wetlands area has been added.

PCM Liz Poulter asked Todd about how much area of the wetlands they are disturbing. Todd Meyers replied that the areas that are being disturbed are the stream crossings. Even then, some of the stream crossings are up on columns.

TCM Kevin Anderson asked about the middle lots that look like they are enveloped by wetlands. Todd responded that the lots are approximately 5 acres and still have reasonable building space on the lot.

Todd Meyers also wanted to comment on the stream alteration permit. He stated the permit for stream alteration was filed for and received. Huntsville Town has a copy of that permit.

PC Chair Doug Allen stated landowners surrounding this development have received letters from UDOT regarding the upcoming roundabout. He is concerned about the wetlands that will have to be exchanged for land that they will be disturbing. He believes that this will affect the number of lots. Jared stated he was at a brief meeting with UDOT regarding the upcoming roundabout. They are currently working on the environmental assessment. He has preliminary drawings of the roundabout and will forward those to the Town Council. Jared also confirmed that in the occurrence of wetlands delineation it is a 2 for 1. For every tenth of an acre that is disturbed, you will need to pay for double the area that you disturbed for mitigation. Jared stated this is very preliminary and UDOT is going through the notification process. Jared stated the construction of the roundabout is estimated to begin in the Fall of 2022 and will end in the Fall of 2023. Todd stated UDOT has all of the plans for the Sage Development.

Question #4: Is there any requirement for CW Lands to submit the CC&R's? If so when or can the Town request them? Todd Meyers explained that CW Lands will submit CC&R's with the Final Plat. Todd stated that the Town will not have any enforcement with regards to the CC&R's but understands that there will be issues delineated in the CC&R's that will be of interest to the Town. The street will be built to the Town Standards, but will be maintained by the home owners association. PCM Allen Endicott asked if the street would be dedicated to the Town and who would own the street. PCM Sandy Hunter commented that our ordinances are based around the Town owning the street. The question becomes, can we still control frontage if we don't own the street. Attorney Morris stated the ownership can still be retained by the Town. However, the development has volunteered to pay for the road.

Todd addressed Sandy's concern. He stated that on plat where there is a private road, the owners property lines would come to the middle of the road. However, on the Sage Development's plat the property lines have only come up to the road. Through the development agreement Sage will dedicate the street to the Town but require the HOA to maintain the road.

Artie Powell wanted to know how the water system would be maintained. Would it be like the road? Todd stated the development would design and pay for the connection and installation of the water system. Through the annexation agreement, they have agreed to pay the connection fees. There will be a period of one year and then the Town will accept the development. The culinary system will be the responsibility of the Town after the year period.

PCM Allen Endicott asked about having an easement on the property and Todd Meyer confirmed there would be easements on all the lots.

Question #5: Water rights also came up. There is documentation showing they have secured 32 shares of irrigation water. There were questions if this was sufficient. Working on the water side of things, in Town all residents are required to have 2 irrigation shares. And they have the option to purchase more. Also, the lots in Sage are larger than most lots in town.

Todd Meyers stated they have been working with Huntsville Irrigation on the secondary water rights. Todd pointed out the different connections on the proposed plat. Since CW is in their district, they are working through Huntsville Irrigation. They have 32 shares that were transferred to the irrigation company, but CW Lands has additional shares in Spring Creek. Rex Mumford is working with CW Lands to work on converting these Spring Creek shares to the Huntsville Irrigation Company.

Doug Allen explained that Huntsville Waterworks, which is the secondary water district for most of Huntsville Town. Sage Development will have shares in the Huntsville Irrigation. The Town will not have a say in the management of shares. The residents of Huntsville Town are required to have two shares in Huntsville Waterworks for every .75-acre lot. With the new annexed area, these requirements don't apply to the Huntsville Irrigation Company and the lot size is different.

Attorney Morris suggested that in the development agreement the water shares can be transferred to Huntsville Town to hold in a trust. He explained the shares are paid for and run by the HOA, but the Town would hold those shares. Attorney Morris explained that per the State Code, once the municipality holds those shares, the shares can never be sold.

PCM Allen Endicott asked about how the development agreement is written. Who writes it and what is the process? Beckki explained that as soon as the annexation was sent to the Lt. Governor's office Attorney Morris, and Todd initiated a conversation with CW Lands attorney. Attorney Morris commented that he sent the CW Lands attorney an outline of what he likes to see in development

agreements, and they will negotiate the drafts from that point. Mayor Truett asked if there would be opportunity for feedback from the Planning Commission or Town Council. The Town ordinance doesn't mention any requirements for development agreements. Beckki asked if the agreement would come to the Town Council in Ordinance form. Attorney Morris responded that it would not come to the Town Council in Ordinance form. The subdivision will be adopted through administrative approval, but the development agreement doesn't have a place within Huntsville Code. Attorney Morris stated that HB 60 was passed in 2006 and addressed subdivision development agreements. TCM Kevin Anderson asked that the development agreement be submitted with the final plat.

TCM Kevin Anderson wanted to thank the Planning Commission for addressing their comments in the letter to the Town Council. He wanted to hear more about why the denial for incomplete information at the Preliminary Plat approval vote.

Chairman Allen responded that they received many documents with the petition for preliminary subdivision a week before the meeting and the review/report from our Town Engineer just four days prior to the meeting. CW Lands was missing a few items as noted in his review. Chairman Allen stated they wanted CW Lands to come back to a Planning Commission Meeting in the future with more completed engineering requirements. PCM Steve Songer stated the PC wanted more information from UDOT and the Army Corps of Engineers prior to the meeting.

Mayor Truett asked if the Army Corps of Engineers needed to issue an approval prior to the subdivision plat being submitted for preliminary approval. Town Engineer, Jared Andersen, explained that the Huntsville Town Code does not state that it needs Army Corps of Engineers approval for preliminary approval. It states that the Army Corps of Engineers approval is needed for final plat. He also wanted everyone to be clear about how this process works. CW Lands hired a firm that would do a study to delineate the wetlands. The study is then submitted to the Army Corps of Engineers for approval. Part of that study includes the amount of wetlands that the development company is disturbing. Once that review is completed the Army Corps comes back and says, yes or no, the developer did this correctly. Jared is surprised that the Army Corps came back to add additional wetlands to the delineation; however, they have the right to do this. This addition of wetlands is unusual.

Jared also wanted to speak to the process of the review. He stated this was his first engineering review for Huntsville Town. He asked Todd for all the information that he could get. He did the review on the information received. As soon as Jared submitted his findings, CW Lands and Todd Meyers forwarded additional documents to meet the requirements in the review. These documents meet most of the requirements that Jared has outlined. To his knowledge, CW Lands has currently met all of the requirements with the exception of the letter of feasibility from Weber Morgan Health Department.

Mayor Truett and Jared Anderson met with the Weber Morgan Health Department to review the documents for this development. Huntsville Town's definition of a feasibility letter state that we need "recommendations" for septic systems from the Weber Morgan Health Department. This is preliminary plat only. The Weber Morgan Health Department's definition of feasibility follows the State guidelines and are more stringent. The WMHD are going to monitor wells on the Sage Development property. Jared Anderson explained that he would recommend preliminary approval for Sage because they are working directly with the WMHD on a standard of septic that will be ready for final plat.

PCM Allen Endicott addressed TCM Kevin Anderson stating that he did not attend the meeting where this vote was taken; however, it is his understanding that the Planning Commission didn't understand that they could have tabled this action. If they would have tabled the action, Sage would have had to

come back to the Planning Commission with completed documents. PCM Liz Poulter felt she didn't have enough time to review the documents and didn't fully understand the process of preliminary and final plat.

Beckki showed the preliminary sketches from UDOT at the roundabout. She received these during the meeting from Jared Anderson. The roundabout covers an area of land for Sage that is not covered in wetlands.

Todd Meyers left the meeting.

Mayor Truett stated he invited Randy Day, who owns the 50 acres south of Huntsville Town known for grazing cows, to present his development concept to the Town Council and Planning Commission. The land is in a flood plain. Randy Day's concept is to put 50 homes on the properties. He wanted to provide affordable housing.

Mayor Truett recalled he had talked to Rick Grover, head of the planning department for Weber County. Rick advised Mayor Truett to get with Randy Day to get up to speed on the proposed project. Weber County has expressed an interest in trying to install a sewer system in Huntsville Town. Mayor Truett wants to support septic because of the costs.

Mayor Truett met with Summer Day and Brian Cowen from Weber Morgan Health Department to talk about mandating nitrate reducing septic. Brian Cowen stated those systems were twice the cost at about \$20,000. These systems also need to be serviced twice a year which is more additional cost. Gage Froerer, County Commissioner, was at the meeting and stated that he was going to push sewer systems for the valley. Mayor Truett expressed his concerns over a sewer system on the Randy Day land because of the flood plain. He doesn't believe that this would be a good place for a sewer system.

Randy Day has promised Weber County that he will provide a sewer system in exchange for additional units or density allowed on his property.

Huntsville Town put the Randy Day property into our Annexation Policy years ago. Because the land is in our Annexation Policy Plan, Weber County is compelled to refer Randy Day to Huntsville Town for possible annexation. Randy Day does not want to annex with Huntsville Town because he is being promised additional density from Weber County. Randy Day has requested a letter from Huntsville Town stating that they are not interested in annexing. This action would allow Randy Day to start working with Weber County on his development.

Commissioner Gage Froerer advised Mayor Truett not to send Randy Day a letter. Commissioner Froerer stated a developer wanted to build 850 homes in the unincorporated area between Plain City and Farr West. Neither city wanted to annex such large developments. Weber County approved the development for 775 homes. Now Plain City and Farr West are fighting each other in trying to annex the property. Mayor Truett stated that if we don't annex, we won't have control over the development. Mayor Truett stated that per Rick Grover, Huntsville can not force Randy Day to annex with the Town.

Mayor Truett stated the density of the project would be 110 homes on 50 acres of land. Randy Day stated he didn't need Huntsville water.

There are many concerns about annexation of this piece of land. The items that were discussed are:

- 1) Access – there are very few access points along this land and the perception is that a turn off from highway 39 would be dangerous. The other concern with access is that there would be requests to access the development through Huntsville Town. This would cause increase traffic and road use.
- 2) The land is in a flood plain. It is under water every spring/summer. The Forest Service has decommissioned their campground because of the flooding. Mayor Truett made this point with Gage Froerer and Rick Grover, and they responded that you can build anything with money. The PC and TC members are concerned about liability.

TCM Kevin Anderson commented that a flood plain is the worst place to put a sewer system. In addition, it is located on the boarder of Pineview. He believes the government would have a very hard time getting an environmental assessment that would allow them to do that. The political solution is to hire a lobbyist to lead a campaign to take this to the legislature and the press. TCM Kevin Anderson suggested talking to Spencer Stokes regarding the situation.

TCM Sandy Hunter suggested going to the federal agencies regarding the environmental impact. Mayor Truett offered to talk to Representative Blake Moore regarding this development and placing the sewer system next to the reservoir.

Mayor Truett received a voicemail from Randy Day on November 8th and hasn't responded to him yet. He will call Randy Day and Blake Moore.

TCM Wendy McKay motioned to adjourn the work session and open the 2022 municipal canvass. TCM Max Ferre' seconded the motion. All votes Aye.

Meeting is adjourned at 7:47 p.m.

Beckki Endicott, Clerk

Agendas

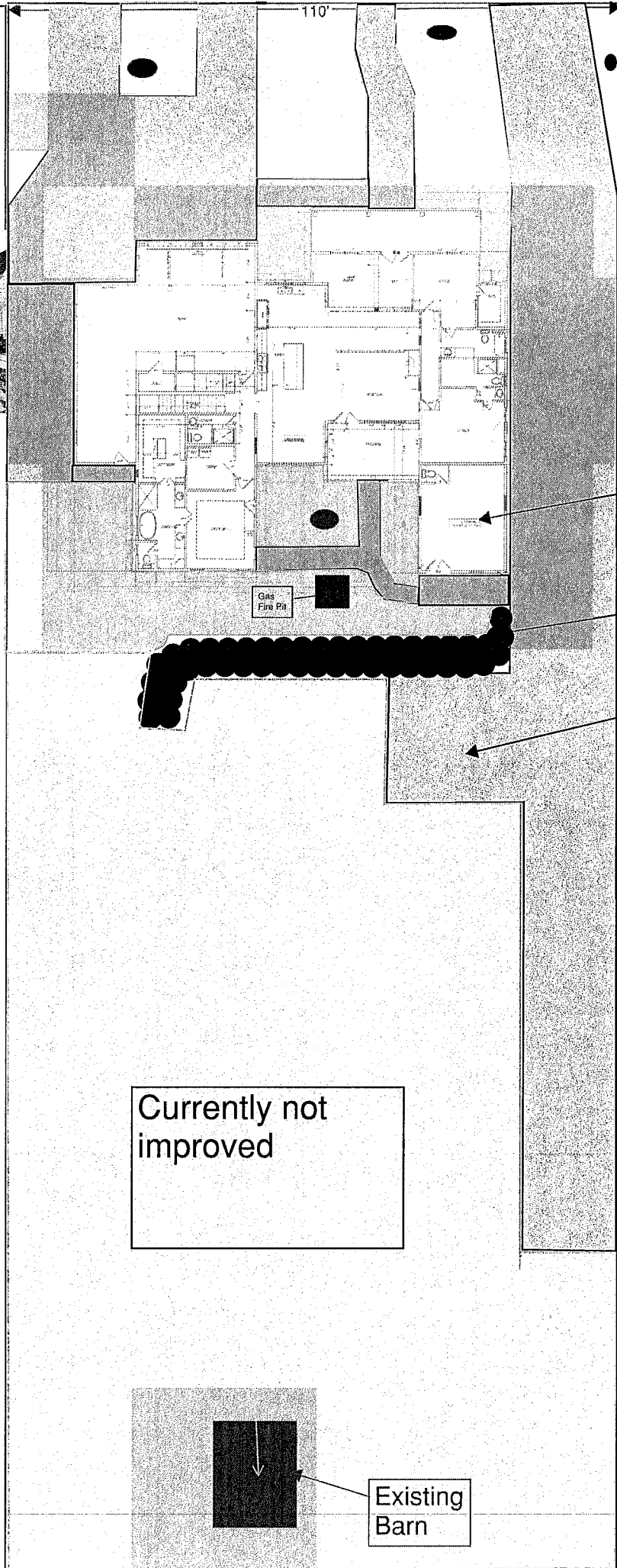
As noted above, the council required to give no less than 24 hours' notice of meeting agendas. Recent legislative sessions have further defined agenda requirements as follows:

- Agendas must provide reasonable specificity to notify the public as to the topics to be considered.
- Each topic shall be listed under an agenda item on the meeting agenda.
- The council may not consider a topic in an open meeting that was not on the agenda.
- The board may discuss a topic raised by the public during an open meeting that was not on the agenda, but it may not take final action during that meeting.
- To be included on the Planning Commission Agenda for the monthly meeting, all items, including engineering reports and subdivision changes, need to be submitted to the Town Clerk no later than 10 days prior to the meeting.

Proposal for the Clawson Residence rezone petition

1. We are proposing to not rezone to commercial and remain Residential R!
2. We have met with Dan Davis our neighbor and discussed some solutions from the town meeting.
3. We are proposing to have a conditional use permit issued by the Huntsville City for the following events under the following conditions and we propose that a conditional use permit be issued that the conditional use is non transferable if the property is sold.
 - a. Any event would be 50 people and under. The events we are proposing would be Wedding Ceremonies, Wedding and celebration Lunches and Small Receptions. All music would be off by 9:00 pm.
 - b. All parking will be onsite and or would be at the park. We propose to put up signs across the street and at the library that there is no event parking and any parking used cars will be towed.
 - c. We will notify our immediate neighbors when an event is scheduled so that they can plan accordingly .
 - d. We will not allow loud music to be played.
 - e. Per agreement with Dan Davis we will install a 6' privacy fence along the property line to give him the privacy he needs at his backyard section only.
 - f. We propose to enhance the fencing along the corrals on Dan Davis property to ensure that patrons cannot access his lot.
 - g. We propose that no events will be held without Phil and Merilee being onsite to manage the event.

Phillip and Merilee
Clawson
7432 E 100 S
Huntsville Utah 84317
Current Site Plan



Trees & landscaping

Hard Surface



Existing Bed and Breakfast

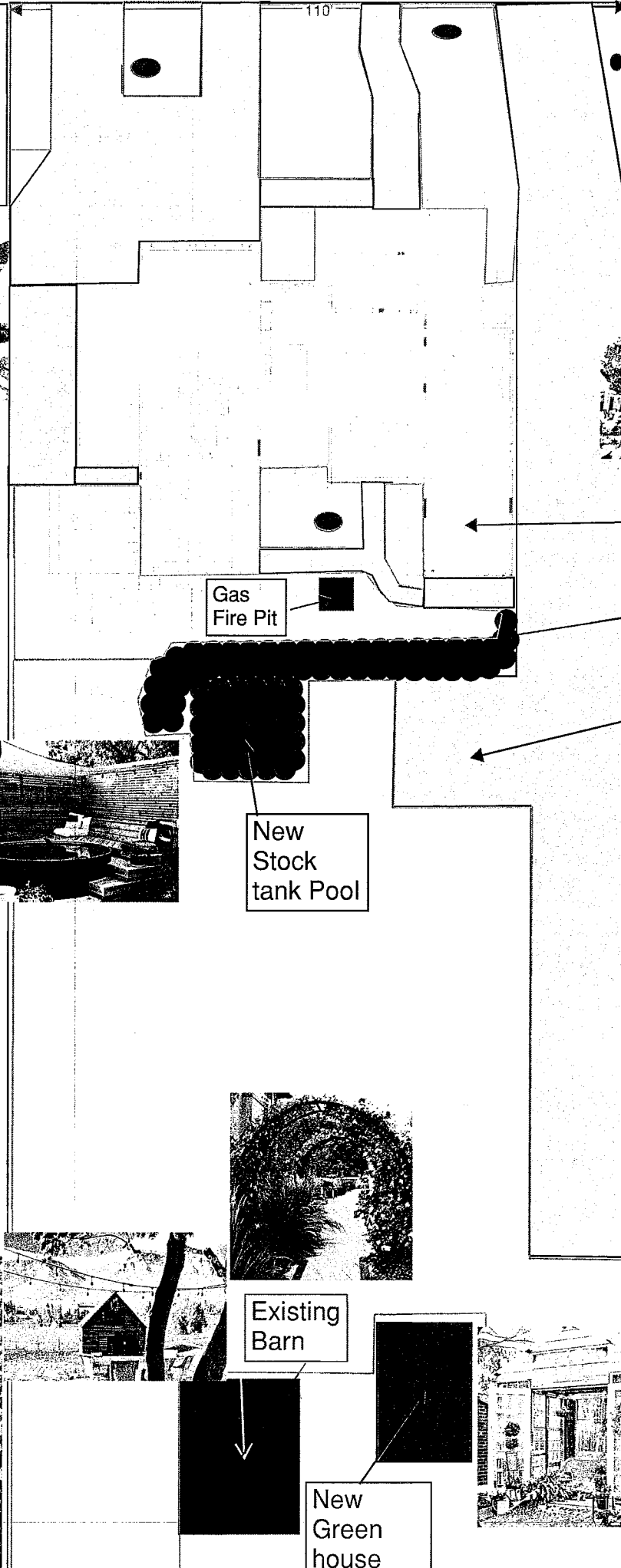
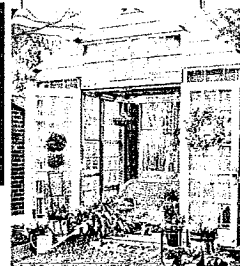
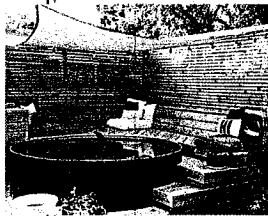
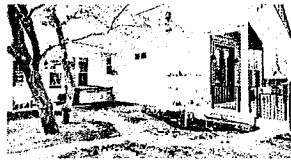
Rock Wall

Parking

Currently not improved

Existing Barn

Phillip & Merilee
Clawson
7432 E 100 S
Huntsville Utah 84317
Proposed Site Plan



Trees & landscaping

Hard Surface



Existing Bed & Breakfast

Rock Wall

Parking for B&B

Gas Fire Pit

New Stock tank Pool

Existing Barn

New Green house

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

MEETING DATE: October 28th, 2021

PLACE: Electronic Zoom Meeting with anchor location at Town Hall
7309 East 200 South, Huntsville Utah

TIME: 7:00 p.m.

NAME	TITLE	STATUS
Doug Allen	Planning Commission Chair	Excused
Liz Poulter	Planning Commissioner	Present
Sandy Hunter	Planning Commissioner	Present
Steve Songer	Planning Commissioner	Present
Jeff Larsen	Planning Commissioner	Present
Allen Endicott	Planning Commissioner	Present
Shannon Smith	Town Clerk	Present
Bill Morris	Town Attorney	Excused

Citizens: Artie Powell, Merilee Hillam-Clawson, Phillip Clawson, Ronald Gault (Via Zoom)

1–Roll call: Acting Chair Sandy Hunter welcomed all who are attending the meeting.

2–Approval of Minutes for Planning Commission Meeting September 23rd, 2021.
(See Attachment #1)

PCM Liz Poulter motioned to approve the amended minutes from September 23rd, 2021.
PCM Jeff Larsen seconded the motion. All votes Aye. Motion passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

3- Discussion on Parcel Consolidation, Parcel #240230018, Parcel #240110008 & Parcel #240110049 into one Parcel, Falls Property (See Attachment #2)

Artie was present to explain and review the plans on Behalf of the Falls. Artie reviewed the Falls plan to remodel the Jackson Cabin, 7315 E 300 S. The situation of the front facing side of the property came into question in relation to what setbacks you need to be considered. The address of the property currently is not congruent with the side the front door is located. Sandy referred to Title 15.6.4 (E).

Lot consolidation was addressed. There were some issues with the address on file for the lots in discussion. Artie went on to explain the lots the Falls are looking to consolidate. The Falls are looking to consolidate 4 lots, 240230018, 240230028, 240110008 and 240110049. The Falls are also considering moving the existing Cabin on one of the lots.

A discussion was had about the alley way near the property in question.

Discussion moved to the new construction planned on the above consolidated lots. Access will be off 7400 E. The pond shown on the plan is no longer part of the project. Artie pointed out the deck off the "gym/spa" goes over the 10-foot setback. This is something they are looking at modifying to bring it into compliance.

4-Discussion and/or action on Rezone application for Merilee Hillam-Clawson (See Attachment #__)

The Clawson's are interested in rezoning from residential to commercial to accommodate small weddings and receptions. They currently run a small Bed and Breakfast out of their home, and the customers have been asking about the ability to do weddings at the location. Merilee stated that she anticipates the weddings would be more of a side project. She estimated a few weddings a month would most likely be their max. But there is currently no formal plan.

The parking issue was questioned by PCM Allen Endicott. Currently the Clawson's have a small amount of parking available on site. They estimate they could accommodate about 9 cars. Then they proposed that extra cars, possible around 10-15 cars, could park at the Huntsville Park and be shuttled over the Clawson's property.

PCM Allen Endicott brought up the issue of noise/music due to proposed events. There was a concern voiced about surrounding neighbors and the effect this would have on people living near by. PCM Sandy Hunter reviews the procedure for rezoning. Merilee questioned the sound restrictions for the Mercantile, PCM Jeff Larsen stated that 10:00pm is the town's quiet time per the Town Ordinance.

PCM Jeff Larsen questions the General Plan and whether this request fits into the General Plan. PCM Allen Endicott references 15.16.2 & 3 Part C. PCM Sandy Hunter references the General Plan whether this is "needed". The Valley House was referenced as whether weddings/receptions are allowed. PCM Liz Poulter questioned the spot zoning issue. PMC Sandy Hunter explained the procedure in reference to the Title.

The Parking issue was further discussed.

The PC discussed possible action. 15.4.6 was referenced by PCM Sandy Hunter. Limits can be placed on conditional use permit, which the Clawson's will need to obtain in addition to the rezone

PMC Jeff Larsen motioned to recommend consideration for a rezone from R1 to C1 to the Town Council, 7432 E. 100 S., Parcel #240140013, with input moving forward that the

conditional use permit restrict number of events as well as hours of operation, noise issues and clarity on parking. PCM Liz Poulter seconded the motion. Roll Call Vote. Motion Passes. Votes are reflected below.

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen
NAYS:	Commissioner Allen Endicott

PCM Allen Endicott motions to end regular meeting and open public meeting. PCM Steve Songer seconds the motion. All Vote Aye. Motion Passes

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	

5- Public Hearing on 15.5.3 to change to part E. footnote 8 (appeals majority)
(See Attachment #3)

PCM Chair Sandy Hunter asks for public comment. Sandy Hunter reads the recommended wording for 15.5.3 Part E. Shannon reviews the reason for the revision. Also the possibility of adding the wordage of “the Majority vote of at least 3 voting members”. Artie also commented on the wording issue.

PCM Allen Endicott motions to close public hearing and resume. PCM Steve Songer seconded the motion. All Votes Aye. Motion Passes

VOTES:	
AYES:	Commissioner Liz Poulter Commissioner Sandy Hunter Commissioner Steve Songer Commissioner Jeff Larsen Commissioner Allen Endicott
NAYS:	