

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, December 3rd, 2020, 7:00 p.m.
Meeting held on Zoom without an anchor location

Name	Title	Status
James A. Truett	Mayor	Present
Blake Bingham	Council Member	Present
Richard Sorensen	Council Member	Excused
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Present
Beckki Endicott	Recorder	Present
William Morris	Legal Counsel	Excused

Citizens: Lt. Butler, Randy Day, Bill White, PCM Sandy Hunter, PCM Liz Poulter, PC Chair Doug Allen, Blaine Walker, PCM Larel Parkinson, PCM Steve Songer, Colin Wright

1-Mayor Truett called the meeting to order. There is a full quorum present. Beckki read the statement regarding the Zoom only meeting without an anchor location due to the COVID-19 pandemic. (See Attachment #1)

2-Pledge of Allegiance – TCM Blake Bingham.

3-Opening Ceremony – TCM Max Ferre'.

4-Public Comments – There were none.

5-Sheriff's Report – Lt. Butler stated the report has not been compiled yet. TCM Max Ferre' wanted to know if the Sheriff's Department has had any calls regarding the cows getting out South of Huntsville. Randy Day responded he owned the property. He would work with the owners of the cattle who are leasing his property to graze the cattle.

ACTION ITEMS:

1 - Approval of Town Council Meeting Minutes, November 19, 2020. (See Attachment #2) TC Blake Bingham motioned to approve the Town Council Meeting Minutes for November 5, 2020. TCM Wendy McKay seconded the motion. Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen				X

COUNCIL MEMBER UPDATES/PRESENTATIONS:

Mayor Truett: Mayor Truett introduced Randy Day. He owns the property South of Huntsville and plans on working with Weber County on developing this piece of property. Randy turned the time over to his partner, Blaine Walker.

Blaine Walker stated they want to be good neighbors to Huntsville and wanted to describe the project they have in mind for this piece of property. He stated they have been working with Weber County on some plans for cluster housing and a camp that would be conducive to the area. Weber County is interested in putting in a sewer system in that area and they are looking to donate some land for that use.

Blaine Walker stated they would like to do some \$550K to \$700 K cluster housing along with some townhomes that will be priced \$450K to \$500K. They would like to cluster to keep as much open space as possible. The camp will have a pond and be more of a high-end project. They would like to create a great recreational area for those that enjoy this Valley.

Mayor Truett wanted to know how many homes they are looking at constructing. Blaine stated there would 40-45, 2-story Town homes and 50-55 homes.

Mayor Truett asked about the mitigation of the flood waters on that property. TCM McKay confirmed the property is often flooded with water. She also confirmed that all the property that is being talked about tonight is not within the Huntsville Town limits. TCM McKay asked how the County would allow that many homes considering buildable lots are restricted to a 3-acre minimum.

Blaine Walker stated they are working with WC on these issues and they are concerned about wetlands and water on the property.

Mayor Truett asked if they have been in contact with the Corp of Engineers. Randy Day stated the high and low water marks have been identified. Randy stated a lot of the flooding on the property comes from irrigation pipe that runs under Hwy 39. Once those pipes are repaired, the flooding will be mitigated. He stated they have done a lot of work on the water issues.

Randy is also wanting to add trails on their property that tie to the Forest Service Property.

Mayor Truett asked about building higher end homes. Randy stated they looked at building fewer, high end homes, but stated in their study of the Valley market, they are looking to accommodate the biggest demand in the market which is a lack of housing in the \$500K-750K range.

TCM Wendy McKay was wondering where the access points to the development would be. Blaine replied the access would be off Highway 39.

TCM Bingham asked where they are planning on obtaining culinary water. Blaine replied they have water rights. They are planning on having a well and taking care of their own water.

TCM Ferre' asked how long this would take. Blaine Walker stated they are looking at a 3-year timeline.

TCM McKay asked about the number of designs they have. Blaine responded they are looking to have 4-5 different plans with varying exteriors. Randy stated the look would be a mountain lodge kind of look.

Mayor Truett encouraged Randy Day and Blaine Walker to consider the higher end home to lessen the density of area.

PCM Steve Songer wanted to comment the flooding would not be mitigated without a lot of capitol investment. He stated Huntsville Town addressed this years ago with Weber County. PCM Songer asked about the current zoning.

Randy Day responded the zoning is RE-1 which is 20,000 square foot lots with shoreline recreation.

Mayor Truett thanked Randy Day and Blaine Walker for presenting to the Town Council today.

TCM Blake Bingham: He stated he is working on the Code Enforcement Form.

TCM Wendy McKay: TCM McKay stated the CERT Committee has been through the trailer and supplies for CERT. They need \$2400 for additional and up to date supplies. Beckki will add an action item on the next agenda.

TCM Max Ferre': He wanted to know if anyone has talked to the Forest Service about opening the gate to parking at Cemetery Point. Mayor Truett stated they needed staffing to open the gate.

PCM Sandy Hunter stated she had talked to Sean Harwood regarding this issue. Sean Harwood stated the parking lot is under Utah Recreation jurisdiction and their liability. The Forest Service has always opened the gate, but Utah Recreation would be liable. The Forest Service will leave the gate locked this year. TCM Max Ferre' is worried about parking at the point. Mayor Truett stated Huntsville Town will be writing tickets. There have been "no parking" signs ordered for that area. Huntsville Town needs to be concerned about blocking access to the cemetery.

TCM Max Ferre' would like the turkey population to be addressed again. Mayor Truett suggested we meet with DWR again.

PCM Sandy Hunter also mentioned they should consider a hunting ban on Cemetery Point. Mayor Truett explained he has been involved in banning high powered rifles from inside Highway 39 without success.

TCM Max Ferre' motioned to adjourn the meeting. TCM Blake Bingham seconded the motion. All votes aye.

Meeting is adjourned at 8:13 p.m.

Becki Endicott

Becki Endicott, Recorder

Authorization to Conduct Electronic Meeting Without Anchor Location

In accordance with Utah Code §52-4-207, the Presiding Officers whose signature appears below hereby authorize the City Council and Planning Commission to convene and conduct an electronic meeting without an anchor location based upon this written determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This written determination is based upon the fact that: the Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease.

Further, that the Public Notice for the meetings will include the following statement which shall also be read before the meeting: "The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease."

The Public Notice will state that members of the public at the Public Meeting may view the meeting by via Zoom using a link on the web page at: www.huntsvilletown.com Comments on appropriate agenda items may be emailed to: clerk@huntsvilletown.com

This written determination expires thirty (30) days after the date signed below.

DATED this 3rd day of December, 2020.

Mayor

Chair, Planning Commission

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Richard Sorensen	Council Member	Present
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Present
Beckki Endicott	Recorder	Present
William Morris	Legal Counsel	Excused

Citizens: Lt. Butler

1-Mayor Truett called the meeting to order. There is a full quorum present. Beckki read the statement regarding the Zoom only meeting without an anchor location due to the COVID-19 pandemic. (See Attachment #1)

2-Pledge of Allegiance – TCM Blake Bingham.

3-Opening Ceremony – TCM Max Ferre'.

4-Public Comments – There were none.

5-Sheriff's Report – There were 21 incidents in Huntsville for October. There was an officer involved shooting, a stolen vehicle and a DUI. There have been multiple suicides in the Upper Valley in the last month. Lt. Butler wanted to arrange for a tour of the Live Crime Center in Ogden. He will contact Mayor Truett to arrange for a time.

ACTION ITEMS:

1 - Approval of Town Council Meeting Minutes, November 5, 2020. (See Attachment #2)
TCM Bingham motioned to approve the Town Council Meeting Minutes for November 5, 2020. TCM Wendy McKay seconded the motion. Roll Call Vote. Votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

2 – Discussion and/or action on acceptance of the audit for FY 2019-2020. (See Audit Report on file at Huntsville Town)

Kaela presented the audit report from FY 2019-2020. She presented the opinion as “clean” and “unmodified.” Kay explained to the TC regarding a Fraud Assessment. These requirements are new from the State. Huntsville Town was unaware about the assessment requirements. We have until the end of 2020 to complete the checklist. The purpose of the Fraud Assessment is to get municipalities to look at their internal controls. One of the requirements is training for the Town Council. She will be sending links to the Town Council to do online training by the end of the year.

3 –Discussion and/or action on Ordinance 2020-11-19, Conditional Use Moratorium Extension. (See Attachment #3) Mayor Truett reviewed the history of the Conditional Use Committee. The Conditional Use Committee is done with their proposed changes and the changes have been passed on to the Planning Commission. The Planning Commission has been working on other items and have not schedule a public hearing on the proposed changes yet. The Planning Commission needs additional time. TCM Blake Bingham is proposing an extension of the moratorium with the ordinance. The date would be extended out two months or the first part of February.

TCM Bingham stated the Clawson’s want to submit their application for conditional use as a Bed and Breakfast but have not been able to because of the moratorium. TCM Bingham has reviewed their situation with them and let them know that he would be filing for an extension.

TCM McKay stated the committee allowed for additional bars in the new highway zone. She stated she has been doing research into how many bars they should allow per capita. TCM McKay stated that Washington County only allows one bar per 15,000. Here in Huntsville, we already have two bars. She states it is a safety issue out on the highway and would like to propose they make that change. TCM Bingham stated she could speak at the public hearing and she could propose the change as a Town Council Member before the Ordinance was voted on.

TCM Wendy McKay motioned to approve Ordinance 2020-11-19: Conditional Use Moratorium Extension. TCM Ferre’ seconded the motion. TCM Richard Sorensen asked if there were any other applications for Conditional Use. Beckki replied there hadn’t been any other applications. All votes aye. Roll Call votes are reflected below. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre’	X			
CM Richard Sorensen	X			

4 – Discussion and/or action on Resolution 2020-11-19, Code Compliance Officer. (See Attachment #4) TCM Bingham composed this section of the code and Huntsville’s Town Attorney has reviewed this section and proposed changes. The TC is now looking at a red-lined version from our Town Attorney. TCM Blake Bingham reviewed the changes and emphasized this code was designed as a tool to help our neighbors comply with the Town Code and not designed as a punishment to hurt our neighbors. To help ensure the use of the code, there will be a fee for filing a complaint. The fee will be \$50 fee to file a report. The report could be anonymous. If the compliance officer finds their report valid, the person reporting the compliant will get the fee back. If Town Officers file the compliant, there would not be a fee, but the name of the Town Officer would be on the complaint.

TCM Richard Sorensen wanted the Town Official under B.ii more defined. He feels it should be elected officials only. The Town Official should not be the Planning Commission members or the Land Use Coordinator. TCM Sorensen felt the Town Official group was too large a group.

TCM Bigham reviewed additional sections of the resolution stating it was his goal to give the compliance officer the power to do his job without the interference from the TC. The TC must follow the process laid out in the Huntsville Code and not direct the Compliance Officer. TCM Wendy McKay wondered if the Compliance Officer would have regular hours. TCM Bingham stated the Code Compliance Officer will only investigate complaints once made. TCM Ferre’ and TCM McKay thought it would be good to try the resolution as is.

TCM Richard Sorensen motioned to approve Resolution 2020-11-19 with the following changes in 10.3.B.ii stating Town Council Member instead of Town Officer. Motion was seconded by TCM Max Ferre’. Roll Call Vote. All votes aye. The votes are reflected below. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre’	X			
CM Richard Sorensen	X			

5 – Discussion and/or action on Automated Chlorine Upgrade. TCM Blake Bingham stated the Water Committee had a capital expenditure scheduled for \$33,000. The project was replacement of filters. The Water Committee has decided there was a more important project for the scheduled \$33,000. The chlorine automated injector will cost \$11,000. They would like to make that upgrade this year. **Mayor Truett motioned to approve the request to update the automated chlorine system.** TCM Sorensen seconded the motion. Roll Call Vote. The votes are reflected below. All votes aye. Motion passes.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			

CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

6 – Discussion and/or action on Water Connection Application for Dean M. Davies. (See Attachment #5) The LDS Church farm properties next to Trapper’s Loop house a two-lot subdivision. One is a three-acre lot owned by Dean Davies. He was planning on building a house there. They asked permission for a culinary water line and the lines and meters were placed in 2007. They cannot find any contract with the Town. Dean Davies is now selling the property and has offered to pay for the connection. He has filled out the application and it is before the Town Council for approval. TCM McKay wanted to know if they could dig a well. TCM Bingham stated the infrastructure is already there. He believes that there is a positive in that Huntsville Town will be able to purchase water hook ups at a discount from the Wishing Well with the money that will be paid for the out of Town connection. Mayor Truett made the point that the LDS Church will be probably come forward to purchase a connection as well.

TCM McKay wanted to know about the ownership of the Wishing Well. Mayor Truett stated Huntsville Town is contracted to a certain amount of water. TCM McKay stated it sounded like there is a small amount of time to purchase water at a discount for future uses. **Mayor Truett motioned to approve the Water Connection Application Dean M. Davis for one culinary connection.** TCM McKay seconded the motion. Roll Call Vote. All votes aye. Votes are reflected below. Application is approved.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

Mayor Truett left the meeting at 8:25 p.m.

7 – Approval of the Bills, October, 2020. TCM Max Ferre' motioned to approve the bills, October, 2020. TCM Sorensen seconded the motion. All votes aye. October 2020 bills are approved.

COUNCIL MEMBER UPDATES:

TCM Sorensen – The Johnson Family is having an artisan craft fair at The Mercantile this weekend. He also reported the stop sign at the intersection at 7400 East and 200 South was moved and is working out great.

TCM Ferre' – He has been working on street signs and he finally found someone to make the signs at Intermountain Barricade.

Adjournment of Meeting. TCM Blake Bingham made a motion to adjourn. TCM McKay seconded the motion. All votes aye.

Meeting is adjourned at 8:33 p.m.

Beckki Endicott, Recorder

DRAFT