

WORK SESSION—FEBRUARY 13TH 2019

Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall, 7309 East 200 South at 7:00 p.m. February 13th, 2019.

Attending: Tim Charlwood, Larel Parkinson, Rex Harris, CM Bill White, Jeff Larsen, Ron Gault, Doug Allen, Sandy Hunter, Blake Bingham, Mayor Truett

Mayor Truett welcomed those in attendance. He had everyone introduce themselves. Mayor Truett asked Tim Charlwood if he would introduce his project to those in attendance. Mayor Truett stated the first time he heard of Tim's home project was through Tim's magazine. He stated this is a big project for Huntsville and believed the Planning Commission and Town Council should be aware of the Sanctuary plans.

Tim Charlwood stated he would like to understand the recent moratorium on fractural ownership. He didn't hear of this until last week and feels this legislation is directed at his development. He doesn't believe the moratorium is legislation aimed at the whole community. The subdivision of the lot for Time Charlwood has Weber County approval and the mylar should be ready shortly for Huntsville Town to sign.

Mr. Charlwood stated he learned a lot from meeting with Rex Harris last week. He understands there is a concern with regards to Huntsville facing growth from second homes that stay empty here most of the time. He explained the need for residents to be involved in the community is important and he has seen this worldwide. He believes the fractural ownership in a community is misunderstood and helps to resolve some of these concerns of a second home community because there will be people in the home continually. He states he is not trying to be a VRBO.

Growth is something Mr. Charlwood stated Huntsville will continue to see and couldn't stop. He has seen it in his home of Park City with those moving into second homes from Veil, Colorado. The cities in the Park City area have become overcrowded and the people are only in their homes for no more than 6 weeks out of the year. He has had experience building recreational homes all over the world.

CM White explained to Mr. Charlwood the moratorium has been something the Town has used to give the Town Council time to craft legislation. He gave the example of the moratorium on accessory buildings. The Planning Commission didn't know what the residents of the Town wanted to do, which direction they should go with accessory buildings. The moratorium was temporary and gave the PC the time needed to hear from the residents and direct the growth. The same is true for the recent moratorium on fractural ownership. The PC and TC want to hear from the residents about how to plan for this new kind of development and whether it would be embraced by the Town.

Mr. Charlwood said that the concept at the point is very simple. It is no different than building a single- family home and the family using the home when it wants to be used. He explained that a family would buy one month or multiple months for their use. Sandy asked if the families would be able to rent their months to other people. Tim said that there are no

rules against rentals but he didn't see that happening. He feels that this is a legacy investment for many families.

CM White wanted to know about the HOA fund and the maintenance of the home. CM White wanted to know what Tim saw as the pros for fractional ownership. Tim stated the HOA fees are kept aside to keep up and/or replace things every couple of years. He said that is an advantage over a single-family home because the maintenance will be done. Tim said his homes are cared for and he is proud of them.

CM White wanted to know what Tim is doing with the little cabin. Tim responded that the cabin is just for him. It is his personal retreat and he doesn't intend it to be used any other way.

Sandy asked if the homeowners at the Sanctuary up in Green Hills can come and use the cabin. Tim denied that this was the use for the cabin. He stated that if he allows someone to come, they are his guests and it is by invitation only. CM White asked if the cabin was used as a perk for home ownership in the Sanctuary in Green Hills. Tim confirmed that this was his retreat for his personal use.

Jeff Larsen wanted to hear more about the operating model for this project, especially with regards to the HOA. He also wanted to know what Tim would recommend to the Council to prevent this business from growing throughout the Town and becoming a ghost town like Park City.

Tim Charlwood doesn't think that many homes lend themselves to be owned by many owners. He stated that he doesn't see that there is anything the Town can do anything to stop it. Tim said that the owners vote to make changes together and there is a fund to provide for the changes and upkeep. He confirmed that the home owners form an HOA.

Mayor Truett wanted to know if there are by-laws in the HOA. One of the concerns Mayor Truett expressed was that the owners come and bring a lot of people with them. The time that they are at the rental, is a party time, it's a holiday. He cited some examples of the problem in his own neighborhood. He asked Tim to help the Town Council enforce the laws and ordinances that Huntsville already has. Mayor Truett commented that many second home owners in Huntsville feel that they are out-of-town when they are here and not considerate of this place as a community and Town.

Doug wanted to ask about water lines and fire hydrants. The closest fire hydrant is at Dale Grants and it is unknown how big the water pipe is. Tim said that they have recorded the plat and Weber County has approved the septic and the property lines. As far as the subdivision is concerned, it is done except for Huntsville signing off on the mylar. Doug Allen wants to see a zoning change for this area. He wanted to ask the committees if this could prevent growth of multiple ownership if they changed the zone. CM White explained the concept of commercial overlay zone or the commercial resort zone.

One question Doug asked was what happens when Tim sells this house. Tim commented that no one can control who buys a home. All he could do is put together a community that would keep up the property.

Tim stated he is a person that follows the rules and goes by the book. Rex wanted to make sure that he is on the same page about the subdivision to development process. He felt it was important to discuss the process so that everyone was on the same page. Rex stated that once the subdivision is recorded, Tim will have to come to the Town seeking a Land Use Permit for the building of the home. Tim will have to meet the set-backs and use. Tim commented that the County was requiring a Land Use Permit for the mylar. Rex stated that a Land Use Permit was required before the engineering is done. Tim stated he has been working with Great Basin Engineering and the County for over a year to try to get these things together. Rex was concerned because Tim had done a lot of work without even getting approval from the Town and a Land Use Permit. CM White stated Tim should be on the Planning Commission agenda for February 28th. The mylar and subdivision will be reviewed. If the plans are approved at that meeting, then the subdivision application will go to the Town Council. If the Town Council approves the subdivision, then in March the Planning Commission can review plans for the Land Use Permit.

Tim is concerned about the size of the water line down to his property. Rex will be able to research the water lines.

Jeff wanted to ask about the cabin and access to the beach for those up on the ridge in Unincorporated Huntsville. It is advertised on the website that residents have access to the beach through the cabin access. Tim clarified he has a deal with Club Rec to provide access for the Sanctuary residents for both the beach and Monte Cristo. Tim stated he buys the equipment to leave with Club Rec. He wanted to make sure that they have high end equipment for residents to use. The equipment is for the home owners primarily. If it isn't being used by the homeowners, then they can rent it out to other customers.

CM White asked Ramona to put the fractional moratorium on the Town Council Agenda for the next meeting. CM White stated the mylar and the moratorium will be on the next Town Council Agenda on March 7th.

Meeting Adjourned at 8:23 p.m.


Beckki Endicott, Recorder