

Town Council Work Meeting
August 15, 2024
FINAL Minutes

Council

Jean Krause – Mayor
Paul Luwe
Mistie Baird
April McKeon

Attendance

Krystal Percival- Clerk
Kent Peterson
Darcey Spendlove
Tom Lacross

Online

Carol Clerk, Marianne
Monica Bowcutt,
Niles Ritter, Pat Galves
Concerned Citizen,
HP-Administrators,

A. CALL TO ORDER Jean Krause

WORK MEETING: 6:05pm

B. DISCUSSION

1. Hall zone change

Jean Krause stated because we don't have the neighborhood commercial zone done yet, what do you want to do? Ryker Steglich presented a draft to the planning commission yesterday for them to start working on.

Paul Luwe stated that as far as the halls my position didn't change until we created a buffer zone. I would like to wait until we have a complete buffer zone. April McKeon stated that she went over the last meeting minutes and Dayton Hall said he was willing to wait another 6 months.

Jean Krause stated this is what I wanted to talk about is do we need to vote to extend this another 6 months?

Paul Luwe stated that possibly we could buy the lower portion or an easement for a walking trail to connect to Rio De Sion.

2. New subdivision ordinance

Jean Krause stated that this whole state is working on this subdivision ordinance. We cannot change much except for the highlighted areas; The Land Use Authority will be appointed positions.

The council talked about the highlighted areas and what the need to think about changing.

April McKeon stated we have several entities going, Like the DRC, now the Land Use Authority, Planning and Zoning and Town Council.

Jean Krause stated that we are not answering questions tonight we will ask Ryker Tuesday on the meeting.

3. Workforce Housing Task Force

Jean Krause stated that I propose a Task Force that consists of a group of people such as a person from the Planning Commission, Town council, an engineer, and employer that is in need of work for employee housing. This type of housing would be like an overlay zone that would allow XX such, I'm not going to get into detail on what is going to go in this overlay zone. I just want to know do you like the idea and should we do this. Stew Ferber approached me, and he said he would love to be involved and give us 5 acres to the town, and I asked him where the property was however that piece of property wouldn't work, and Stew stated he would

donate money. I just want to know should we do this Work Force Task Force and get this ball rolling? They will talk about what will be acceptable in this zone and they will present their ideas to us.

4. Tom LaCrosse issue re: a duplex in commercial zone

Tom Lacross would like to talk about doing a duplex for long term rental on commercial on property that is near his house. April McKeon wanted to know what the square footage is and its 2092 total for both units. These are being built with one water connection with one water meter. It's affordable housing with long term rental. I live 100 feet from it.

Paul Luwe stated yes, I'm in favor because it's long-term rental, and its two residents, we need to do an amendment on a zone and get an added use for the zone.

Jean Krause stated that I would recommend having two separate water meters and connections.

Paul Luwe stated that I would let planning and zoning decide if it needs a conditional use permit on it or not.

Mistie Baird was working on a long-term rental duplex with conditions to the planning commission.

Paul Luwe asked if Tom was going to sell the duplex separately, Tom stated that its on one parcel.

5. New backhoe for Public Works

Nick Lehman the public works guy is getting several bids on a new backhoe.

6. Public Entity Resolution for New Town Treasurer to access PTIF accounts

Jean Krause stated that this previously had LeRoy, and we need to change and have Rebecca on it so she can have access on it to the PTIF accounts.

7. Closure of Pocketville Road

Mistie Baird stated that we have a couple of people that use that road, Jean Krause stated that maybe a temporary closure wouldn't be bad. April McKeon stated that it wouldn't be bad to see how it impacts if we just do a temporary closure and see how it goes. Jean Krause stated that I will keep putting this on the agenda because I keep getting complaints and I want us to decide on something. Paul Luwe suggested maybe doing charette just for the residents on Pockville Road just to see what they want.

8. Local Building Authority and necessary meetings due to purchase and renovation of LDS church

Jean Krause stated that the Local Building Authority is supposed to buy property and sell property, they do all kinds of things, and we do not have such a thing, and we are supposed to have regular meetings as a Local Building Authority, at least twice a year it doesn't have to be anything special, but we need to meet the state code. We can hold these before our regular meeting.

- 9. 10-9a-301(1)(b)(v) & (vi) and town council authority to oversee order and procedure of Planning Commission**

Jean Krause stated that in this code the Town Council gives the rules and procedures for the planning commission.

Paul Luwe asked why did the DRC ordinance not go to PZ? Jean stated a motion was made and no one seconded and no vote.

Jean Krause stated that Darlene Pope and I talked about how they didn't understand how thing would get sent down from town council to planning commission to them, Darlene Pope suggested that on the agenda in town council we could have a planning and zoning summary of what is getting sent to planning commission and its in the minutes this would be at the end right before adjournment of the meeting.

- 10. Town Council Meeting Procedures Rules**

The Council had a discussion about the public hearing portion and when comments should be made during the planning and zoning and not at the town council if they had a public hearing, comments submitted to via email should be sent to the clerk. They will continue to work on this.

- 11. Resolution for Water Rates and Enforcement**

This is for the DWQ and the Clerk just needs to fill out the blanks and we can adopt it.

- 12. Property line between Lenny Brinkerhoff and the town**

Jean Krause stated that we had a survey done with the church and it goes 6 feet into Lenny Brinkerhoff's yard. Mistie Baird stated that it's a mess as far as surveying goes and property lines. The Brinkerhoff's were a little worried about what we were going to do, Jean Krause stated that we were not going to do anything, but the town engineer stated we cannot just give it to her, Paul Luwe stated that maybe an encroachment permit. Possible exchange for something.

- 13. Doug Bennett of the WCWCD re: excess use surcharge**

This is for someone that uses a lot of water. He will do a presentation.

- 14. App for Public Works Reports**

Jean Krause stated I was going to take this off the agenda but, I'm going to look at a couple more apps and bring this back. The one I was looking at, but it was too much money.

- 15. Amended Capital Improvements Plan**

Paul Luwe stated this is for the projects and getting a new committee together, April McKeon stated that she would like to stay on the committee.

- 16. Service for town text messages**

This is a process that we get everyone's cellphone number and we the town can send out notifications on a water leak or emergency services. The fee is \$250 a month.

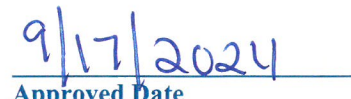
It's called up ahead. Jean Krause stated: I want to be able to sign up for a service and I want your opinion. Jean Krause stated that I'm going to look at some services and we will have to amend the budget.

ADJOURN MEETING: 8:52pm

Motion to adjourn work meeting

Paul Luwe made a motion to adjourn the work meeting / April McKeon seconded / All AYE / No NAE


Krystal Percival Clerk/Recorder


Approved Date