

Minutes of the Altamont Town Council Meeting
July 9, 2020

Present:

Clyde Watkins
Brent "Ole" Olsen
Glen Jessen
Sommer Arnold
Melba Markham, Town Clerk
Craig Kettle, Town Employee
Josh Phillips, Fire Chief

Public Present:

Serena Brotherson, Longhorn Days
Annissa Maxfield, Rec. District
Sherry Holgate, Rec. District
Jarell Dillman

Also present was Kimberly Layton, taking minutes.

Clyde Watkins called the meeting to order at 7:05 p.m._

Minutes Approved (7:05 p.m.)

A Motion was made by Sommer Arnold to approve the minutes of June 11, 2020. Motion seconded by Ole Olsen. Motion carried unanimously.

Park (7:08 p.m.)

Annissa Maxfield updated the Town Council with regards to the recreational district. She reported that it was approved as a Recreation District in 2013/14 and the boundaries were drawn at that time. Then Duchesne created a recreation district and the boundaries needed to be re-drawn. The new boundary lines were approved by the Lieutenant Governor's Office. This will be an item on the November ballot because they will be unable to collect a tax unless it is on the ballot. Exact wording for the ballot will be approved by the end of July and she will provide the Town with that information when she has it.

Mrs. Maxfield further stated that they have created an Upper Community Recreation District facebook page and anyone can join that page for updates. When the budget is finalized it will be posted on that facebook page.

The maximum rate that will be collected is \$40.00 on a \$200,000 house. The tax monies will benefit Longhorn Days, Altamont Park, Bluebell Park, Youth Programs arts and sports, Rodeo Grounds, as well as capital improvements. They would like to apply for grants to do extra projects in the Upper Country. A public hearing will be held at the high school on September 21. Currently, they have earmarked \$15,000 of the tax money for the Altamont park. The first funds will be collected in 2021 and will be available in 2022. The County Commissioners have been very supportive of this district. The District will have five appointed people plus a governing board with representatives from each area.

Longhorn Days: Serena Brotherson has been working with Greg Miles, a board member for Tri-County Health, for how to protect the community during Longhorn Days. They will be supplying 1000 masks, gloves and hand sanitizer stations. The County is still green, so we can ask people to social distance, but that is hard to enforce. They are

making up some signs. Masks will be worn by all volunteers in food venues. Melba will call and order port-o-potties. For the parade, Serena stated that she spoke with Officer Crowley for a permit to shut down main street. Concerns about people coming from the Wasatch Front because we are green, and other areas of the state are not. To help with crowd control they will have 5 or 6 officers and will work in conjunction with the sheriff's department.

Serena further stated that Thompson House for Hope will be sending some individuals to help get the park ready for Longhorn Days. They are available to work this Saturday if the Town has any projects that they could work on. The council stated that the curbs could be re-painted. Sommer further stated that she ordered white paint for the signs.

Nathan Coulter (7:35 p.m.)

Nathan Coulter joined the meeting electronically.

Jarell Dillman of Harrington Beech and Dillman Law out of Vernal represented Mr. Coulter at the meeting.

Mr. Dillman explained that Mr. Coulter submitted an application with Upper Country Water for a water connection for Lot 8. They have asked that Mr. Coulter confirm ownership of the property and that the installation of the new line is appropriate. Mr. Coulter supplied a deed which shows Mr. Coulter kept Lot 8 and deeded the remaining properties to a new owner. He also has an easement on Lot 9 so that he can add services to Lot 8. Mr. Coulter wants to make sure that Lot 8 can continue to receive vital water service. Mr. Dillman understands that the Town Council does not normally approve water connects, but Upper Country Water has informed Mr. Coulter that the Town is claiming that Lot 8 is not within the mobile home park. It is their understanding that they need to resolve the conflict on zoning of that property so that the water connect can be approved.

Glen Jessen stated that from reviewing the map, it appears that Lot 8 is still zoned as an R-7. Nathan Coulter stated that each time they moved a trailer in they verified the zoning. The house was to remain residential, but the trailers were all zoned trailer park.

Mayor Watkins stated that in the last meeting the council asked Mr. Coulter to provide surveyor markings showing exactly what each property owner has in his name as there is currently a discrepancy as to who owns what property in the trailer park.

The council further clarified that if there are now two separate owners, there would have to be two trailer parks in Altamont. In the past there has been only one trailer park with one owner, one tax payer and one business license. Mr. Coulter had previously represented that he was out of the trailer court business and did not purchase a business license as a trailer court. He asked for a business license for the double-wide, stating that there would be no activities, no development and no-one coming and going. In the past there was a grey area on the zoning maps, so Mr. Coulter was allowed to place the double-wide south of the house.

Mayor Watkins stated that he had a conversation with Mr. Coulter a few weeks ago and Mr. Coulter stated that he planned to add three trailers to the park. At this meeting, Mr. Coulter stated that he has no intention or desire to add any other trailers. His original plan for the business license has fallen through so if needed, he will withdraw the application. As far as the trailer park, Mr. Webb was going to continue to operate it under his own business license operating Lots 8, 9, 10 and 11. Mr. Coulter stated that Mr. Webb

failed to consummate the application as intended and did not complete the purchase of Lot 8, so Mr. Coulter now needs the additional water service for Lot 8. Mr. Coulter is willing to apply for a new business license if necessary. The council stated that the business license is not the only issue.

Mr. Dillman claims that based on his research, they believe there are residences zoned MHP-1 that have changed hands historically without a requirement to register as a separate park. Secondly, they believe that the purpose of the zoning ordinance is clear, which is to facilitate transportation, water, sewage and to support sanitation and health to the people of Altamont.

When Nathan Coulter purchased the trailer park, the Town granted him grandfather status which allowed him to have trailers under old park rules. That grandfather status was to remain in place unless there was a change to ownership or division of the property. Mr. Coulter has now separated the land and there are two owners. If Mr. Coulter loses his grandfather status, the trailers would not pass the new trailer park rules and setbacks.

Mr. Dillman asked about other areas of Town that have changed hands. Melba stated that all other trailers that have changed hands are already zoned R-7.

Mr. Dillman stated that he understands the situation. Mr. Coulter will need to prove that he owns the property and then apply for a new business license as a trailer park. He will then need to conform to new trailer park rules if the grandfather status is lost. Mr. Dillman further stated that if there is a conflict due to the fact that his firm has worked for the Town of Altamont they will need to recuse themselves as counsel for Mr. Coulter.

Sidewalk Project (9:01 p.m.)

Glen stated they held the final walk-through and all requirements have been met. The project stayed under budget. They are working on applying for the grant for Phase 2. That will be presented in January. Mayor Watkins suggested calling it an additional Phase rather than Phase 2. He also suggested advising the Utah Local Governments and Trust know that there are other sidewalks in Town. They may have some training videos for a Town representative to watch.

Fire Department (9:06 p.m.)

Chief Josh Phillips stated that ISO rating came back, and it is still at a six. They were just over two points away from five so we should be able to get that next time. Chief Phillips stated that he provided the red cards for Melba and he is still tracking down some wildland certificates for two firefighters. Newfield donated 5 mobile radios to the department. They will be getting handhelds reprogrammed so they are all on the same page. They are replacing two old radios and have handhelds ready to go with a couple of backups.

The fire department will be holding a car show for Longhorn Days. They built a dunk tank to use that day also. Chief Phillips reported that the 153 truck runs great after all of the repairs. The department is also working on firefighter safety and will be doing writeups with goals for all firefighters.

Secondary Water System (9:15 p.m.)

Ole stated that there are no issues with the secondary water.

Cemeteries (9:16 p.m.)

Mayor Watkins asked if Sommer would like to help with the cemeteries. She agreed to help with that.

The next Town Council meeting will be held on August 13 at 7:00 p.m.

A Motion was made by Glen Jessen to adjourn the meeting at 9:20 p.m. Motion seconded by Sommer Arnold. Motion carried unanimously.

Read and approved this 13th day of August, 2020.

e-mailed to

altamonttown@gmail.com

August 5, 2020