

## **WORK SESSION – Wednesday, December 11, 2024**

Minutes of the Huntsville Town Council Work Session held at the Huntsville Mercantile, 7390 East 200 S., Huntsville. at 6:00 p.m.

**The work session was scheduled to discuss economic development strategies for Huntsville Town.**

**Attending:** TC Members Sandy Hunter and Bruce Ahlstrom, and Mayor Richard Sorensen, Melissa Knowles-Treasurer, Shannon Smith- Clerk, Leta Bailey, Tommy Christie-Town Economic Advisor, Jim Truett, Mikelle Barberi-Weil, Blake Bingham, John Bowen, Kevin Anderson, Wendy McKay, Stephanie Russell- Weber County Economic Development Director. On Zoom: Dakota Hyde

The meeting began with an introduction by Tommy Christie. He spoke about the purpose behind the meeting and made a presentation on the economic status of Huntsville Town. **(See Attachment #1)** Stephanie Russell spoke of her background as an economic planner in various cities large and small in and out of Utah. She spoke about current projects she's working on in unincorporated Weber County, including the Nordic Valley project.

Ms. Russell introduced a Community Asset Inventory Activity for the three groups formed at the meeting to complete. After each group completed the activity and presented their findings Ms. Russell summarized the answers. The assets that rose to the top were recreation and tourism and properties in strategic positions to benefit from them. Mayor Sorensen then brought up an important issue with the residents in that they would like to reduce the impact of recreation and tourism in Huntsville and not necessarily benefit from them. Ms. Russell stated that they would speak about that in the next activity.

The three groups then completed a Community Development Project Visioning Activity where they brainstormed key opportunities, community challenges, and potential partnerships for growth in Huntsville Town.

**Key opportunities-** The group spoke about the opportunity of restaurants in Town. They are in a good location with the reservoir and the resorts, they should be able to keep a restaurant in Town. Ms. Russell wondered if employment in these restaurants was a challenge because of the drive to get to Huntsville from Ogden. Another issue is losing patrons in the "shoulder" season in spring or fall between ski and summer seasons.

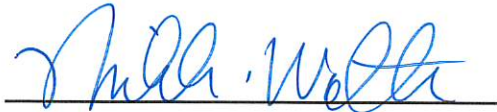
**Community Challenges and needs-** The sustainability of businesses through all seasons, residents supporting local businesses, communication about how a Town works.

**Potential Partnerships for Growth-** What about public/private partnerships?

In the end each group came up with a vision statement for Huntsville Town. Each statement used language that reflected Huntsville's assets, beauty, purpose, residents, and desires for the future.

MS. Russell was impressed with the progress made in only two hours and looked forward to continuing the discussion. She closed the meeting by giving an outline of what will happen in the next two economic planning meetings.

**Meeting ended at 8:00 P.M.**

A handwritten signature in blue ink, appearing to read "Nikki Wolthuis", is written over a horizontal line.

Nikki Wolthuis, Huntsville Town Clerk

# HUNTSVILLE TOWN STRATEGIC PLANNING SESSION 1 AGENDA

Location:

Date:

Time:

1. Welcome and Introductions
2. Community Profile - 1 hour
  - Demographics Presentation
  - Community Asset Inventory Activity
3. Community Visioning - 1 hour
  - Development Project Visioning Activity
4. Session Wrap-Up

#### Session Objectives:

- Complete a Community Asset Inventory
- Complete the Development Project Visioning Activity

## Community Profile: Huntsville Town, Utah - AI Generated directly from General Plan

### Overview

Huntsville Town is a semi-rural community located in the southern Ogden Valley, Utah, surrounded by mountain vistas and situated on the eastern shore of Pineview Reservoir. Established with a pioneer grid format, Huntsville is recognized for its large lots, deep setbacks, and a peaceful, spacious atmosphere that blends historical charm with modern mountain living.

### Vision Statement

Huntsville seeks to maintain its semi-rural character and high-quality lifestyle amidst the growth of Ogden Valley. The community values low-density living, outdoor recreation, and preserving its unique identity through planned development and thoughtful ordinances.

### Key Features and Current Status

#### Physical and Geographic Context

- Elevation: Nearly 5,000 feet
- Location: 12 miles east of Ogden City near Ogden Canyon.
- Area: ~619 acres within town boundaries, with an additional 41 acres owned by the town.
- Climate: Receives ~30 inches of precipitation annually, with snowy winters and mild summers.

#### Population

- Population: 645 (2020 Census), reflecting slow growth.
- Demographics: Median age of 48, with a trend toward older, higher-income residents.

#### Land Use

Huntsville's zoning prioritizes single-family residential use and open spaces.

- **Residential:** 259 acres (47%) with  $\frac{3}{4}$ -acre minimum lot sizes. No multifamily housing or short-term rentals are allowed.
- **Commercial:** 13 acres, concentrated in two zones (traditional downtown and southeastern corner).
- **Agriculture and Open Space:** 134 acres for light agricultural activities.
- **Recreation and Parks:** Includes a central park, trails, and Pineview Reservoir access points.

### Infrastructure and Services

#### Transportation and Roads

- Main access: State Highway 39, a designated scenic route.
- Road Maintenance: Funded by State Class B and C road funds, with rising costs creating budget challenges.
- Parking: Issues during busy summer seasons due to Pineview Reservoir visitors.

#### Utilities

- **Water:** Huntsville operates a modern water treatment plant with a one-million-gallon storage reservoir, supplemented by springs and an emergency-use well.
- **Sewage:** Homes rely on individual septic systems, with no immediate plans for a town-wide sewer system.
- **Power and Gas:** Served by Rocky Mountain Power and a natural gas feeder line.

#### Public Safety

- Law Enforcement: Contracted through Weber County Sheriff's Office.
- Fire Services: Provided by Weber Fire District, with a nearby station ensuring quick response times.

### **Community Services**

- Facilities include a town hall, library, and park with pickleball courts and playgrounds.
- Solid waste disposal and recycling contracted through private services.

### **Natural and Environmental Features**

#### **Wildlife and Open Space**

Huntsville values its wetlands, wildlife habitats, and open spaces. Sensitive areas are protected through zoning and collaboration with agencies like the Army Corps of Engineers.

#### **Climate and Soil**

The area features diverse soil types, influencing land use and septic system viability. While flooding risks are managed by Pineview Reservoir, some areas south of town remain in the 100-year floodplain.

### **Community Objectives and Planning**

#### **1. Manage Growth Responsibly**

- Preserve small-town character through controlled annexation and zoning.
- Maintain Huntsville's unique grid layout and historical charm.

#### **2. Protect Natural Resources**

- Conserve wetlands, floodplains, and wildlife habitats.
- Promote sustainable use of water and agricultural land.

#### **3. Engage the Community**

- Encourage resident participation in town initiatives, events, and governance.
- Foster a sense of unity through traditions like the Fourth of July celebration.

#### **4. Optimize Public Services**

- Maintain roads, utilities, and recreational facilities to meet resident needs while planning for future demands.

### **Conclusion**

Huntsville Town balances its historical roots with future growth, prioritizing the preservation of its semi-rural character and quality of life. Guided by this general plan, Huntsville remains a cherished mountain community, offering a peaceful and connected lifestyle amidst Utah's natural beauty.

This profile serves as a framework for discussions and decision-making about the town's growth, infrastructure, and community well-being.

# Community Asset Inventory Form

## 1. Physical Assets

- **Buildings & Facilities:**

- Community centers: \_\_\_\_\_
- Schools: \_\_\_\_\_
- Libraries: \_\_\_\_\_
- Parks/Recreational spaces: \_\_\_\_\_
- Other facilities (e.g., health clinics, cultural spaces): \_\_\_\_\_

> ice skating rink

- **Infrastructure:**

- Roads/Transportation hubs: \_\_\_\_\_
- Utilities (water, electricity): \_\_\_\_\_
- Internet/Wi-Fi access points: \_\_\_\_\_
- Other: \_\_\_\_\_

## 2. Social and Cultural Assets

- **Organizations & Groups:**

- Nonprofits: \_\_\_\_\_
- Faith-based organizations: \_\_\_\_\_
- Cultural associations: \_\_\_\_\_

- **Events & Traditions:**

- Annual festivals: \_\_\_\_\_
- Local traditions/celebrations: \_\_\_\_\_
- Other significant events: \_\_\_\_\_

- **Key Community Leaders:**

- Name: \_\_\_\_\_
- Role: \_\_\_\_\_
- Contact: \_\_\_\_\_

## 3. Economic Assets

- **Local Businesses:**

- Major employers: \_\_\_\_\_
- Small businesses: \_\_\_\_\_
- Startups/Innovators: \_\_\_\_\_

- **Funding Sources:**
  - Grants: \_\_\_\_\_
  - Donations: \_\_\_\_\_
  - Other revenue streams: \_\_\_\_\_

**4. Natural Resources**

- **Green Spaces:** \_\_\_\_\_
- **Water Sources:** \_\_\_\_\_
- **Wildlife/Nature Reserves:** \_\_\_\_\_
- **Other Natural Assets:** \_\_\_\_\_

**5. Educational & Training Assets**

- **Schools & Universities:** \_\_\_\_\_
- **Libraries:** \_\_\_\_\_
- **Workforce Development Programs:** \_\_\_\_\_
- **Vocational Training Centers:** \_\_\_\_\_

**6. Health and Wellness Assets**

- **Healthcare Facilities:** \_\_\_\_\_
- **Wellness Programs:** \_\_\_\_\_
- **Fitness/Recreational Activities:** \_\_\_\_\_
- **Mental Health Resources:** \_\_\_\_\_

**Opportunities and Needs Assessment**

**1. Key Opportunities Identified:**

- \_\_\_\_\_
- \_\_\_\_\_

**2. Community Challenges/Needs:**

- \_\_\_\_\_
- \_\_\_\_\_

**3. Potential Partnerships for Growth:**

- \_\_\_\_\_
- \_\_\_\_\_