

**PUBLIC NOTICE OF MEETING WITH THE HUNTSVILLE DEVELOPMENT
REVIEW COMMITTEE, JULY 22, 2020**

Public Notice is hereby given that the Development Review Committee appointed by Mayor James Truett will hold a public meeting regarding the Specific Overlay Zone requested by Club Rec to build additional boat storage, on Wednesday, July 22, 2020, at 6:00 p.m.

The meeting will be held electronically on Zoom. The public will have access to this meeting by Zoom link which will be published on the website at www.huntsvilletown.com the day of the meeting. Public comments are currently being received for this meeting at clerk@huntsvilletown.com. Please include the date of this meeting in the subject line of your email. All comments will be read during the meeting.

The meeting will be streamed live via Huntsville Town's YouTube Channel. The YouTube Channel link can be found on the front page of our website at www.huntsvilletown.com.

The item to be discussed is as follows:

1. Status of Development Agreement between Huntsville Town and Club Rec for Specific Overlay Zone.
2. Approval of the minutes for the work session with the DRC on 5-14-20.

Dated this 21st day of July, 2020


Beckki Endicott, Recorder

Posted: Town Hall
Post Office
huntsvilletown.com
pmn.utah.gov

In compliance with the Americans with Disabilities Act, persons needing assistance with attendance to these meetings should call Beckki Endicott@ 745-3420, giving at least a 48 hour advance notice.

DRC MEETING WITH CLUB REC 7-22-2020
DRC COMMITTEE: TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel Parkinson, TCM Wendy McKay

Minutes of the DRC (Development Review Committee) held electronically by Zoom meeting at 6:00 PM

Attending: TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel Parkinson, TCM Wendy McKay, Brian Saunders, Mikelle Weil, Steve Wayman, Jake Songer, Paul Avner by YouTube

TCM Richard Sorensen welcomed those in attendance. He reviewed the history of the last meeting on May 14, 2020. At that meeting Club Rec was given some items the committee wanted them to address in their plans. Club Rec was given the assignment to finish the plans and then call the next meeting.

PCM Sandy Hunter stated the ball is in Club Rec's court. She is concerned that it is going to be a long time before there are plans. The DRC wasn't given a time limit for plans. PCM Sandy Hunter stated she is concerned about the landscaping requirements. She wants Club Rec to add aesthetic landscaping to make sure that the lot looks nice. She gave several examples of what Club Rec can do with the landscaping. The landscaping plan could be in the plan presented to the DRC. PCM Sandy Hunter asked the rest of the committee if it would be appropriate to let Club Rec know what the committee's standard for landscaping that lot is.

TCM Wendy McKay felt they could require at least 10% of the lot in landscaping and that the drainage be fixed. PCM Sandy Hunter stated we needed to have a landscape plan included with the building plans. TCM Wendy McKay stated a letter would be good idea. Beckki reminded the committee that David Church admonished that the conditions be specific. PCM Larel Parkinson suggested this would make the process faster. TCM McKay volunteered to draft a letter to Club Rec.

TCM Wendy McKay made a motion to approve the minutes from the May 14, 2020 DRC Meeting. (See Attachment #1) TCM Larel Parkinson seconded the motion. PCM Sandy Hunter made several small corrections. All votes aye. Roll Call Vote. Votes are reflected below. Motion passes. Minutes are accepted.

TCM Richard Sorensen – Aye
TCM Wendy McKay – Aye
PCM Sandy Hunter – Aye
PCM Larel Parkinson – Aye

TCM Richard Sorensen asked for a motion to close the meeting. TCM Wendy McKay motioned to close the meeting.

Jake Songer asked TCM Richard Sorensen if he could ask a question before he closed the meeting. TCM Sorensen asked him to be brief. Jake wanted to ask if the coalition could have

some input into the size of the building. They wanted to discuss it. TCM Richard Sorenson stated they were not expanding the meeting tonight.

PCM Sandy Hunter seconded the motion for adjournment. All votes aye. Meeting is adjourned at 6:20 p.m.

Beckki admonished Jake Songer to put the desires of the coalition in writing. She stated they could hold a meeting to discuss the coalition's desires. She also stated that they do not have detailed plans from Club Rec regarding the size of the building. Beckki stated she would be happy to put the size as an agenda item for future meetings. Jake asked about the next meeting. Beckki will let the coalition know.

Meeting adjourned at 7:40 p.m.



Beckki Endicott, Recorder

DRC MEETING WITH CLUB REC 5-
DRC COMMITTEE: TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel Parkinson, TCM Wendy McKay

Minutes of the DRC (Development Review Committee) held electronically by Zoom meeting at 6:30 PM regarding the requirements for an agreement for the Special Overlay Zone for Club Rec Parcel #. 240140028

Attending: TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel Parkinson, TCM Wendy McKay, Paul Avner, Casey Pratt

Beckki welcomed the committee. She announced the start of the meeting and the Live Stream to Huntsville Town's YouTube Channel. This is a public meeting that was noticed. Minutes will be kept. Beckki stated Mayor Truett asked TCM Richard Sorensen to chair this committee. Beckki turned the meeting over to Richard.

TCM Richard Sorensen called the meeting to order. He reiterated that Mayor Truett asked him to Chair this committee. TCM Richard Sorensen has asked PCM Sandy Hunter to serve as the Vice-Chair and has asked her to take notes for this meeting and process. (See Attachment #1)

TCM Wendy McKay motion to accept TCM Richard Sorensen as Chair for the DRC and Sandy Hunter as Vice-Chair for the DRC. Larel Parkinson seconded the motion. All votes aye. Motion passes.

TCM Richard Sorensen stated the members of the DRC are meeting 30 minutes prior to meeting with Club Rec to formulate a plan for meeting with the developers. He suggested everyone take turns voicing the concerns they have with the overlay zone and the building project. This is the opportunity the Town has to be able to set the standards for this particular overlay zone for Club Rec. TCM Richard Sorensen stated committee members should have seen preliminary plans from Club Rec for the boat storage building. PCM Larel Parkinson stated they have not seen a permanent plan. He believes the committee needs to see the site plans and building plans from Club Rec before the committee can make suggestions or a determination.

Beckki made the suggestion that the committee put together a list of the concerns that they or the neighbors might have and then discuss them with Club Rec. Club Rec can take these concerns into consideration as they develop a plan. Then Club Rec could contact the committee when they are ready to present the plan for feedback.

The list of the concerns from the Committee are:

1. The design of the building.
2. Landscaping
3. Asphalt or cement plan for the lot – PCM commented that the existing building only has cement around the building but the green grass on the other parts of the lot looks good. The "all cement" look at the existing building does not look nice and a total

cement lot is not something that she wants to see. She would like to see some green space. TCM Wendy McKay agrees with PCM Sandy Hunter's assessment. TCM Richard Sorensen stated the committee would need to ask about the turning radius. Per the site plan previously submitted, there is 60 feet between the buildings and they have a lot of room to turn.

4. A plan for the water drainage on the lot
5. The set back off of 7300 East and 100 South need to be back as much as possible to keep the feeling of openness. Sandy commented the old building is set back really well off of 100 South. It would be great if the new building was in line with the set-back existing building. She is not sure if that is possible with the dimensions.
6. Proper Lighting
7. The set back between the lots. PCM Sandy Hunter stated the Huntsville Code provides a set back of 10 feet if the commercial lot is adjacent to a residential lot. This committee would like that to stay at least 10 feet. Sandy commented that there are some existing trees between the lots.

PCM Sandy Hunter motioned to adjourn the pre meeting. PCM Larel Parkinson seconded the motion. All votes aye. Motion passes.

Meeting was adjourned at 6:58 p.m.

Paul Avner joined the DRC Meeting.

TCM Richard Sorensen welcomed everyone to the main meeting with the DRC and Club Rec. Attending is Sandy Hunter, Larel Parkinson, Wendy McKay, Richard Sorensen and Paul Avner.

Richard started by giving a history of the request of the overlay zone by Club Rec. He then turned some time over to Sandy to review the list of the concerns the DRC had with regards to the building project and formulating a plan for zone.

Sandy explained the DRC was concerned with openness of the lot. She thinks this could be accomplished even with the large buildings if the buildings could be set back at 30 feet. She told Paul the committee recognizes there has to be space for turning radius, but they would like the buildings set back from the street as much as possible. The previous site plan that was given to the PC included 60 feet of space and DRC would like to see less space between the buildings if possible.

Other concerns are as much green space as possible. The buildings be attractive and match each other. Proper lighting is a concern along with cement/asphalt and drainage.

Paul Avner responded to the concerns. They would like to fix the drainage and ^{keep} keeping the landscaping. He stated there will be a budget for the project, but they would like the buildings to match and be attractive for the neighborhood.

Paul responded about the 60 feet between buildings. He stated that the 60 feet was needed in order to accommodate boats ^{on the West Side} on the existing building. There is not the space inside to pull in and out without the 60 feet of radius. The logistics of the old building just don't accommodate a sharp turn for the trucks and trailers. In the new building, everything will be inside, and it will be easier on the turn radius.

PCM Hunter asked Paul if the new building would line up with the existing building's set back. He responded that they still needed to figure this out. He stated in order to reface the existing building, they will have to come closure to first street. Sandy asked about the previous drawings. **(See Attachment #2)** Sandy stated the new building is 113 feet by 122 feet. The 122 feet is North to South. The plat map says that the lot is only 132 feet wide which would leave just 10 feet for set-back. Paul responded that the building site plan was drawn when they thought the lot was commercial and only needed 1 foot of set-back. Sandy reminded them that the set-back between a commercial lot and residential lot would need to be 10 feet. Paul stated they are waiting to see what is going to be allowed before they draw up a new site plan.

Richard asked if Club Rec is able to reduce the building size. Paul responded they are trying to decide what they are able to do and then balance the budget with a building. Hopefully the building will accommodate enough boats to make the size of the building worth it to them in a business sense. TCM Wendy McKay emphasized to the committee that they ^{should be} careful not to extend commercial loss on Club Rec's part.

The DRC wanted to give Club Rec some parameters for the new drawings. Sandy asked Paul to make the set back between the commercial and residential zone 10 feet. She also asked that they keep the trees on first street (north property line). This would mean keeping a set back from the property line on the north side of the building to 10 feet to accommodate those trees. Wendy McKay wanted to know if these parameters left enough room inside with the dimensions that Sandy has given him. Paul responded that he would work with those dimensions. He is accepting of the set-back on the residential line, but if he is not able to make the space work inside the building, they might need more room on the north side of the building. Sandy replied the DRC might be more flexible on the 100 South street side. Richard agreed with Sandy's assessment but also made the point that 200 street business are all in line on the street. He believes that it would look nice on the 100 South as well.

Richard asked about lighting and Paul responded they should have minimal lighting. The lighting will be inside the building. Beckki asked if the DRC was concerned with height. Sandy replied the height requirement is 35 feet. Paul stated the building will be taller than originally thought just to accommodate the rustic look of a barn. But they will not exceed the 35 feet.

Richard asked Paul to get the plans together and come back to the DRC for evaluation.

Meeting adjourned at 7:40 p.m.