

DRC MEETING WITH CLUB REC 8-19-2020
DRC COMMITTEE: TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel
Parkinson,

Minutes of the DRC (Development Review Committee) held at the Town Hall at 7:00 PM.

Attending: Brent Weil, Paul Avner, Bill White, Alane White, Jaime & Steve Wayman, Jake Songer

TCM Richard Sorenson welcomed those in attendance. He explained Mayor Truett felt it would be good to have one of the neighbors on the committee. Mayor Truett spoke to Attorney Morris who confirmed he could add him to the committee. Brent Weil will not be a voting member of the committee. He will be here for input into the Specific Overlay Zone conditions.

TCM Richard Sorenson turned the time over to Jake Songer on behalf of The Patriotic Coalition for children and Open Pastoral spaces in Huntsville. Jake started by thanking the members of the committee for working so diligently on Town Services. Jake believes the Town Council did the Town a tremendous favor by putting a moratorium on conditional use for the next four months. The TC did this at their last meeting on August 6th, 2020. They will now have the opportunity to remove repair services from the Acceptable Use Table. Jake went on to say that the main reason the neighbors and coalition entertained the idea of a Specific Overlay Zone was to avoid the potential of a boat repair services. Now that the boat repair services and any other repair services that might be considered a nuisance is off the list, the coalition would like the committee to consider the possibility of not needing a Specific Overlay Zone for this property.

Jake stated that property right to build storage unit on this property do not exist currently under the law; however, the neighbors have property rights as well. He stated that one of those rights is to expect that the ordinances in Town be honored. He believes that storage units will impact neighborhood moral and property values. Jake refers to Title 15:

(4) It is the Town's intent to use SDP Overlay zones to encourage imaginative and efficient utilization of land, to develop a sense of community, and to insure compatibility with the surrounding neighborhoods and environment. It is also the Town's intent to provide land use and design standards that are tailored to a specific geographic area so that development outcomes are more predictable; provide greater compatibility with surrounding land uses than what may occur with conventional zoning; protect significant natural resources and avoid development on lands subject to natural hazards; and coordinate the development and design of properties, including large-scale facilities.

Jake read from several letters from neighbors. (See Attachment #1) Alane White wanted to express that she agrees with the letters that have been read. She would like to add this project has been opposed by neighbors and wasn't recommended by the Planning Commission. She

feels that the citizens are not being heard at the expense of one business. Alane stated she did not move to Huntsville to live next to another business or to enjoy more city living. She moved here to enjoy pastoral space. She is 100% opposed to the shed and hopes the Town Council takes into consideration the wishes of the neighbors.

TCM Richard Sorenson wanted to remind everyone where they are in the process. He stated they have met with Club Rec to discuss some standards with regards to the process but has not received plans yet. TCM McKay agreed with the Saunders on the income potential for the lot as a residential lot. PCM Sandy Hunter asked how much Club Rec charges for boat storage. Paul Avner stated they collect \$185 a month. TCM McKay indicated that the lot is very valuable as a residential lot.

Brent Weil asked if Club Rec had received notice when the zoning changed. Club Rec rehearsed their history of the lot. The change in Use was legally noticed, but Club Rec they were unaware of it.

Jake Songer asked TCM Richard Sorenson about the conditions that were worked out with Club Rec at the first DRC Meeting in May. TCM McKay stated she was supposed to draft a letter to Club Rec regarding the landscaping. PCM Sandy Hunter stated they had talked about set backs at that meeting. The DRC asked that Club Rec asked for 10 feet on the 7300 and also the neighbors on the south side. PCM Hunter stated the DRC was waiting to see what was possible. They would also like the set back to be 30 feet. Jake Songer stated he didn't think there were any constraints put on Club Rec.

TCM McKay stated they did not have site plans or engineered plans to work off of. Jake stated there were preliminary plans. Paul Avner stated the plans are taking a long time. Jake wanted the DRC to put more detailed constraints on the project right now prior to the plans being drawn up. He states that Club Rec will pay a good deal of money to have the plans drawn. He believes the DRC should give them the conditions prior to them drawing up the plans.

Jake wanted to know where the size requirements for the Club Rec Building comes from. TCM Sorenson and TCM McKay responded that there are no requirements per the Specific Overlay Zone, but they wanted to follow the commercial guidelines in the code. Jake Songer responded that the Town is giving Club Rec a gift of being able to even build a storage building. He doesn't think a building that is 14,000 square feet is appropriate. Jake stated they have every right to determine what should go on that lot. Per the neighbors, 8,000 square feet would be preferable. Size was the #1 issue to the neighbors. Design is second. They want the old building to be remodeled and the new building to blend in with the neighborhood. Jake liked the idea of having lilacs surrounding the building.

Brent Weil stated they should be able to put the restrictions on Club Rec right now. Jake stated that TCM Wendy McKay stated the committee wanted to accommodate Club Rec with the size of the building in order to not mitigate business away from them. Jake stated that is not a valid approach to this. Jake stated if it is about the ordinances, then there are no storage units. TCM McKay responded that they can pick something else off of the Allowable Use Table. Bill White stated there is no use table because the TC put a moratorium on conditional

use. TCM McKay stated she understands that, but that may not be the end of it. The TC is working on the Conditional Uses and that may allow them to pick something else. PCM Sandy Hunter commented they will be looking at defining repair services in a different way.

Brent Weil stated again that the Town is going about this backward. Additional boat storage is not legal. The Town should be willing to tell them what they are willing to accept. Jaime Wayman stated she didn't want a shed. Alane White stated Club Rec should be willing to accept whatever the Town wants because what they wanted before is off the table.

PCM Sandy Hunter thought it would be a good idea to review the purpose for the DRC. She quoted from Huntsville ordinance 15.8:

3. The Town Council will review the rezoning application and if they determine that the concept presented in the application merits further consideration, the Mayor will establish a Development Review Committee (the "DRC") consisting of two members of the Town Council and two members of the Planning Commission. The DRC will schedule a meeting with the Applicant and will attempt to define the areas of initial agreement between the Town and the Applicant and will, to the extent possible, enumerate the issues that must be investigated and resolved by the Applicant prior to the Town Council giving its final consent to the application.

PCM Sandy Hunter stated they are not here to determine whether there is an additional shed. The DRC is here to find the areas of common agreement. She asked about the size of the current building. Paul Avner stated it is 8400 square feet. The neighbors want the new building to be 8000 square feet. Brent Weil stated the problem with the existing shed is not that it is too big, it is too tall. Paul stated they wouldn't have built the existing shed that way.

Jake stated that the drawing the Club Rec submitted was 14,000 square feet. TCM McKay stated that hasn't come up in any of their meetings. Paul Avner denied having a building that was that large. The site map was just preliminary and not planned. He stated it was a concept and it was not drawn to scale.

Jake stated the ordinance states that the Specific Overlay Zone must have greater compatibility with the surrounding neighborhood. How do we determine that? He believes the most compatible thing to build there is nothing. Without the repair services on the Allowable Use Table, 8,000 should not be the size anymore. The square feet should be smaller now. Anything above 8,000 they would take their chances with the repair services, but things have changed now.

TCM Sorensen stated he believed things have changed. Even though repair services may not be an option in the future, accessory buildings certainly would be on the list. There is no conditions on those buildings. Jake stated it was up to the Town Council to decide whether there could be accessory buildings on C-1 lots now. TCM Sorensen showed the room an example of a really nice-looking barn for storage.

Jaime stated the barn was beautiful, but she was wondering what would keep a future owner to maintain such a building. Beckki responded that they are answering those question with business licensing review. Bill White stated the overlay agreement becomes the law or by ordinance. It is written in a way for the Town to give the business the parameters of what they wanted. Beckki responded the committee has done that, but there is nothing to mitigate at this point because they have not seen plans.

PCM Sandy Hunter suggested to the group that maybe the proper procedure would be to go back to the Town Council to disband the DRC. The DRC's job is to come up with an agreement. The DRC's job is not to abandon the application for a Specific Overlay Zone. That may be in the authority of the Town Council.

TCM McKay motioned to adjourn the meeting. PCM Sandy Hunter seconded the motion. All votes aye. Meeting is adjourned at 8:35 p.m.

Meeting adjourned at 8:35 p.m.


Beckki Endicott, Recorder

Beckki Endicott

From: Jake Songer [REDACTED]
Sent: Monday, September 14, 2020 8:12 PM
To: Beckki Endicott
Subject: --

Jake and Fellow neighbors,

We see absolutely no reason to grant an overlay zone for more storage sheds. This would in no way be a benefit to our town. It only serves to benefit one business.

Would Club Rec consider getting the property re-zoned back to residential and selling? Besides the library, the property is surrounded by residential. Prices for Residential lots in town are at an all-time high. There is plenty of commercial property available just outside of town, where they wouldn't have all these restrictions and unhappy neighbors.

If a new shed is approved, we would request that:

- 1- Traffic enter and exit ONLY from 100 South. 7300 South has homes ONLY. There is no reason to increase traffic on a residential only road.
- 2- Size. An 8,000 square foot limit sounds good. And as close to the existing building as possible, so that it's less noticeable, and doesn't block more views.
- 3- Design. Match the old country town. A Barn style is ideal. Also renovate the existing shed to match.
- 4- Nice Landscaping. The brown lawn and shriveled trees have been unsightly for way too long.

Thanks for being great neighbors!
Brian and Brooke Saunders

Beckki Endicott

From: Jake Songer [REDACTED]
Sent: Monday, September 14, 2020 8:11 PM
To: Beckki Endicott
Subject: --

The existing building is already such a big eye sore on the charming feel of our town, another giant-warehouse-of-a-building will not improve the rural charm of our town, and in fact will be a huge scar. The current shed already leans toward an "industrial zone" and their plans will only solidify that corner as "Huntsvilles Industrial Area". We feel, strongly, that everyone in town is affected, not just the immediate neighbors, as everyone has to drive past this property and it will become part of everyone's daily life as they drive to and from their home. I would ask everyone, including the owners, if we feel like the current building adds to the town or is just a reminder of a big mistake? I would wager, if everyone is being honest, they would agree that everyone wishes that building hadn't happened to begin with. Not a single resident would want a building like this to go into the empty lot or pasture next door to their house. Unfortunately we are stuck with one storage shed, and it is a part of our lives. Please, let's not add to that mistake and let it grow into an even bigger one.

The Wayman's

Beckki Endicott

From: Jake Songer <jake.songer@huntsvilletown.com>
Sent: Monday, September 14, 2020 6:59 PM
To: Beckki Endicott
Subject: Re: Letters read at the last DRC Meeting
Attachments: image001.png

Hi Jake,

Thank you for all of the time and work you have devoted to this boat storage matter.

Alan and I agree with all that has been said. You ALL hit the nail on the head! Thank you!

Out of respect and gratitude for our precious town, and as tribute to those who have gone before us to make Huntsville the beautiful, lovely place that it is, we have a duty and obligation to be the caretakers of each and every piece of property-giving it our very best. Keeping Huntsville the beautiful little gem that it has been.

The Club Rec boat storage shed on First Street is located on the most traveled road in our town. We all see it and so does anyone traveling up and down that road. It should/could for all who pass by and all who live here, boast of respect, loving care, charm and character. Unfortunately, it does not. To add another huge addition to the existing shed would be like pouring salt in the wound.

The grounds could, at the very least, be kept up and beautiful- a driveway surrounded by grass, bushes, and trees (the dust bowl area included) planted where possible outside of the driveway. The existing shed could be remodeled to be more of a beautiful barn. If a shed half the size of the proposed shed were to be added there, it should be beautiful and tie together nicely, hidden by and surrounded by beautiful trees, bushes, and grounds.

Or, a rezoning of the property as a residential may solve all our woes.

Thank you,
Alan and Willow

On Sat, Sep 12, 2020, 6:40 PM Beckki Endicott <bendicott@huntsvilletown.com> wrote:

Hi Jake,

I would like to include the letters you read from the neighbors regarding the overlay zone in the minutes for that meeting. If you could forward those to me, that would be great.

Thanks!

Beckki Endicott

Huntsville Town Clerk

PO Box 267

Huntsville, UT 84317

(801) 745-3420

