

HUNTSVILLE TOWN PLANNING COMMISSION JOINT WORK SESSION
DECEMBER 15th, 2011

Minutes of the Huntsville Town Planning Commission and the Huntsville Town Council Joint Work Session, held at the Huntsville Town Hall at 6:30 p.m. December 15th, 2011.

Present: Commissioner Ron Gault
Commissioner Karen Klein
Commissioner Sandy Hunter
Commissioner Doug Allen
Commissioner Rex Harris
Commissioner Jeff Holt

Mayor James Truett
Council Member Richard Sorensen
Council Member Alan Clapperton
Council Member Laurie Allen
Council Member Max Ferre'
Clerk/Recorder Gail Ahlstrom
Legal Council Jerald Engstrom

Citizens: Lt. Kevin Burns Jeff Hyde Steve Johnson
Jack Davis Jennifer Sorensen Ron Goodin
Dan Scarborough Dakota Hyde Dan Davis

Ron called the meeting to order and welcomed all the visitors. The purpose of the meeting tonight is to get everybody together to discuss potential development on the newly acquired school property. Ron would like to review the situation of how we got where we are today. There are two people here tonight who will be making presentations on what they would like to do on the property. Ron wanted to start with a review of the terms of the CDBG contract and turned the time over to the Mayor. Mayor Truett proceeded to explain how the town was able to purchase the school property. Originally the council was looking at applying for a CDBG grant to purchase the Thompson's property and pole barn, and utilizing that for the town sheds. However, the barn would need a lot of upgrades, such as: electrical, cement, heat, insulation, etc. In the meantime, the town had been negotiating with the W.C. School Board about purchasing the old school property, they wanted to wait until the economy swung back around to sell, then they wanted to do a three way property trade with the town, then they wanted the town to find 10 acres of land on the south end of the valley that they could trade and sit on for a future school site. Finally the school board agreed that they would sell the property to the town. After negotiating with them the selling price of \$325,000 was agreed upon. This all happened just prior to getting awarded the CDBG money. The appraisal on the Thompson property came in lower than they wanted so they turned down the town's offer to purchase. Gail called the State to talk to them about using the CDBG money to purchase a different property and using the money to purchase the school property instead. The town would be going from a $\frac{3}{4}$ acre lot to a 5.1 acre lot but the town had to build maintenance sheds on the property, which is what the town wanted all along.

The town has 5 years to build town sheds on the school property to fulfill the CDBG requirements. The town was able to procure a low interest loan from Zion's Bank: 15 years at 4% interest. The Council decided to move forward with getting the sheds built now. There has been some complaints about building the sheds on the school property, but if the town doesn't the alternative is to give the \$261,000 back to the State and have a vacant lot in the middle of town for who knows how long. The property cannot be sold for five years.

Jeff Holt stated that the CDBG regulations are quite extensive and require that the property be used for town sheds and for town purposes. The purpose submitted in the CDBG application was town maintenance sheds. The problem that has arisen is that the entire plan went to the State with the school property being paid for by the grant and the shed as a loan. So the town went back to the State to ask the Federal Government if the town could add the shed costs into our local match so it was all one project. The second requirement the CDBG has that applies to the town says the town can't sell or make money from the property for five years. That wasn't the town's intent at all. The town needs to pay back the loan as quickly as possible. So, the town went back to State and the head of the community development, Keith Heaton, and asked if the shed could be added to the overall cost of the project. That way the town could add to its local match and reallocate the grant to the building of the shed and some of the lots, and the loan to the rest of the lots. Whatever wasn't required for the town's local match could be reallocated to lots that could be sold off to repay the loan as quickly as possible. The town submitted this proposal to the State who submitted it to the Fed's and they granted permission to the town to sell off a section of the property. The new allocations are 52% is restricted for five years and 48% is land the town can work with now.

(See Map Attachment)

CM Clapperton asked about the lease option on the property. Jeff replied that the town could probably come up with some sort of lease agreement where money didn't change hands for five years. Any money made from the property has to be paid back to the Federal Government for five years. The property can be divided up anyway the town likes. Doug asked about the other lot the town owns, which is the street, 200 S. Ron said there has been a lot of interest in the property. Ron brought up the issue of setbacks, the town requires a 30 foot setback on a Residential lot, but what if the town owns the all the property, then what are the setbacks requirements? This isn't specified in the ordinances. Where the lines are drawn on the proposed map there is actually town property outside of them. Rex said the right-of-ways are designated as roadway right-of-ways, that might have to be changed. Ron asked Rex to look into this. If you vacate a road there is a process that has to be followed, and 50% of the vacated property goes to the adjoining property owner. If the town did close off the street the town will need parking somewhere. CM Allen explained the situation with the Richard Creamer property. The Creamer's sold a portion of their property to the school because they needed to increase their playground area in order to keep the school there, never dreaming that the school would be torn down. Now the Creamer's are short of having enough property to have a second lot. That would be a business decision between the town and the Creamer's at a later date.

Ron stated that there are requirements for building permits, and the Planning Commission will be following the check list on this property. Anything built on this property will need new septic systems.

Jeff Hyde's Village Concept Presentation:

Mayor Truett introduced Jeff and Dakota Hyde; they have a presentation tonight relative to the development on the southwest corner of the property. Jeff has done the town a great service with the beautification he has done with the Rendezvous Lodge, Dentist Office, and Huntsville Barbeque shops. The town needs more taxable revenue coming in. The Mayor spoke with Jeff about creating a Gardner's Village concept on the corner that would tie into the existing park, with unique shops and a restaurant, which would bring revenue to the town. Jeff has a creative concept which he is going to share tonight. Jeff presented a slide show with concepts for the buildings, and the property. He is in the third step of landscape drawings. Jeff mentioned the following possibilities: an anchor restaurant, ski/bike rental shop, brick oven pizza, bakery/coffee shop, gift shop, antique museum, sushi, events and performing art center, handmade in Huntsville, or a fudge/ice cream shop, with a common area in the middle. Jeff would like to see on the second floor of the shops residential units for young couples. Jeff proposed a real interesting entrance with a lot of texture like rock and metal. Themes for the area could be, farmers, bikers skiers, and boaters. There will be fire pits incorporated into the village with walkways to connect the shops. Jeff's drawing concept had half of 200 S. taken out with an exit at a further north location onto 7400 E. with parking along the roadway. Jeff incorporated all existing trees into his concept. There will be beautiful landscaping with a lot of textures. This proposal ties the existing park into the new area. Mr. Engstrom asked how much property would be needed. Jeff is thinking 1 to 1.5 acres; a lot of acreage is gained by taking the road out.

Jeff mentioned before any construction can take place topographical maps and elevation surveys showing septic, utilities, etc., need to be done. Jeff recommended that the town work with the same landscape architect he is using to design the entire property. There will need to be additional restrooms. There was some discussion on septic locations and using the same septic system for some of the smaller buildings. By removing the road it ties the two properties together. Jeff Holt asked if something like this would be successful in Huntsville. Jeff answered yes, but it will take time. Jeff's plan is to build a base set of structures and then add buildings in the future. Karen stated that she likes the fact that Jeff accommodates the local people, he is not just thinking about the tourists. Doug asked if the road would become a private road: who would maintain, stripe, and plow it?

Dan Scarborough with Roper Buildings:

Mayor Truett showed the group the updated drawings of the proposed maintenance shed. The council voted on the shed in the last council meeting, but there was some opposition about how the building looked. So, Dan, Mayor Truett, Ron Gault, and Richard Sorensen met and came up with a new drawing for the shed, it will actually look more like a barn. Originally, they started out with a simple shed that was functional and cost effective. The new barn will have carriage doors, timber, and stone that will go all the way around the building. The roof will have copulas, dormers, and flying gables to hang block and pulley or a Jackson Fork from. Doug asked about the heating and electric bills for a barn this size. There will be radiant heat and the building will be heavily insulated. Cosmetically this building looks better than what was originally planned. All equipment will be stored inside, and the property will be landscaped. There will be three drive through bays, and there will be extra space for storage. The building will be 50 X 70 foot, which is smaller than the original drawing of 50 X 80; this will help offset the cost of the cosmetic features that were added. CM Allen said she really likes the barn look of the shed.

Citizen Comments:

Jack Davis said he came here tonight to express his concerns about the construction and location of the new town sheds. **Jennifer Sorensen** encouraged the council to make sure the shed is incorporated into Jeff's village concept so the barn doesn't stick out. Ron said maybe a RAMP grant could help pay for the new park area or additional restrooms. **Jeff Hyde** stressed how important it is to have one person do the plans for the entire property. There should be a master plan for the entire property. Jeff Holt mentioned that there is a 48% restriction on the land bought with the CDBG funding, but the town could trade some parcels from the vacated road property. We need to think about the plat lines underneath and how it fits in the current zoning and lot sizes. Ron said if the town rezones the property as commercial; the property can be divided differently than residential property. Jeff said he is working with Keebler Landscape Design. Rex asked how they will deal with the salt from the trucks. There will be a small drain in the building.

Doug Allen said in regards to traffic and noise he can't think of anything worse than a school. Jennifer said the color of the maintenance shed should be coordinated with the village.

Dave Robinson said he really liked the village concept. Dave said he thinks the town can still make the barn look better. He would like to see more time put into planning the building.

Dan Scarborough said there isn't much more you can do with a maintenance building. You can only do so much with the budget the town has.

Dan Davis asked what will draw people into this new development. The town sheds will be the gateway into the town center. Will the location of the shed appeal to people? Will it encourage people to come into the town? Can we still ride a horse and tie it up outside, will there be a hitching post, these are the things that make Huntsville such a quaint place to live and visit. Success of a business area depends on traffic flow.

CM Ferre' asked if the town ever needed to build a side shed, could one be added to the shed later? Dan answered yes. Rex said ultimately the town will find that its needs are greater than what is planned for. Storage of sand and salt could be at the cemetery or the landfill. Currently the town stores its sand and salt at the State sheds.

Karen Klein said she really likes Jeff's concept. If we accommodate the local people and take into consideration how this will impact the locals, this will be successful.

Jeff Holt agreed Huntsville should stay the way it is, however the property is a mess and the town will need to deal with it. We should keep the atmosphere of the town, but the space needs to be filled. Jeff Hyde said he has worked his whole life to live in the valley. He agrees the property needs to be developed properly.

CM Sorensen said this is the first time he's seen Jeff's concept, he likes the idea and how it brings things back to a down town area. Looking into the future, the only thing we can pass on is open space or parks. CM Sorensen would like to have the council commit to a sizable open space area on this property. The town could qualify for substantial funding from the RAMP grant, with a multiyear plan for a park, restrooms, or water feature. When soccer fields are busy so are the restaurants.

Rex commented that if you look at the fire station in Huntsville, the plans for the town shed is better because of sets backs and the doors are on the side, and the front can be hidden with landscaping. Rex likes the barn idea.

Jack Davis stated he is concerned about the traffic on First Street. There is so much traffic now from people who are here for recreation, there will be accidents. Jack recommended making sure the shed is the right size now, after its built it can't be changed. Jack asked about the land where the current sheds are now, what does the council plan to do with it? Mayor Truett replied that the library wants that property for additional parking, but nothing has been finalized with them. There has been some discussion about leasing the land to the library. The old sheds will be demolished. Jack expressed his concerns that the new sheds will look like the old sheds in a few years.

Meeting adjourned at 8:30 p.m.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman