

WORK SESSION—JANUARY 27th, 2011

Minutes of the Huntsville Town Planning Commission and Huntsville Town Council
Joint Work Session, held at the Huntsville Town Hall at 6:00 p.m. January 27th, 2011.

Present: Commissioner Ron Gault
Commissioner Suzanne Ferre’
Commissioner Sandy Hunter
Commissioner Doug Allen
Commissioner Rex Harris

Mayor James Truett
Council Member Richard Sorensen (Via Conference Call)
Council Member Alan Clapperton
Council Member Steve Johnson
Council Member Max Ferre’
Clerk/Recorder Gail Ahlstrom
Legal Council Jerald Engstrom

Excused: Commissioner Jeff Holt

Citizens: Ernest Goff Nancy Patton Kevin Brown
Randy Day Tom Stevens Brandi Hammon

Sandy called the meeting to order. This joint work session is being held to meet with developer Randy Day to discuss development and annexation issues of The River’s, property just south of Huntsville Town. Randy thanked the group for allowing him to come tonight. He represents a group called Red Rock Partners from Moab, Utah. Randy has purchased Cary Wangsgard’s property. Zion’s Bank accepted Randy’s offer on the property.

Randy reported that he purchased the Wangsgard property, there are 55 acres. His group is excited about this property and currently they don’t have any set plans with what they will do with the property. They generally do hotels. They would like to see some mixed use zoning there, they also understand that there are wetlands that will need to be worked around. They are in the due diligence process with the property. Randy spoke with Mayor Truett and presented his ideas. Mayor Truett expressed to him that the Town is excited about a development going in there. Randy is hoping for multiple uses on the property, that way they get a bigger bang for their buck. The Mayor told him that the Town is interested in annexing this property. Randy wants to work with the community. They are excited but aren’t in a big hurry. Tom Stevens was introduced as Red Rock’s design consultant.

Commissioner Hunter asked how big the property was. Randy answered 55 acres total. They are in the process of the due diligence, and have hired an engineering company to do soil and sewer testing already. Randy understands that the Town is in the process of

having a waste water feasibility study done. In the preliminary project for The River's there was a site designated for a sewer facility. Randy stated that if the Town puts in a sewer system, he will be willing to work with the Town on that. If not, his development will contact Trapper's Crossing and try to hook into their sewer system.

Rex asked Randy what zoning they were looking at for the property. Randy replied that they usually do a pre-annexation agreement. Their preliminary project had three different sewer sites on his property and Randy is willing to work jointly with the Town on this if needed. They would like some commercial zoning, as well as high density.

Tom Stevens joined the group; he is the president of a land development and planning firm. CM Johnson asked what affordable housing means. Tom explained that affordable housing is defined by what people in the community can afford vs. what's on the market. Most of the affordable housing they have done has deed restrictions. They are going through the annexation process in Moab right now with a development. They are identifying the zoning of the property specific to what they would like to see there. Rather than having the city annex the land in and then pick a zone similar to the counties. Tom said they are looking for a combination of commercial, affordable housing, and traditional housing. Today was Tom's his first look at the property. They currently don't have a program in mind for this development. They do need to complete the due diligence phase quickly. They are doing all their homework to figure out what it's going to cost to develop this parcel of land. To put in sewer, water, and go through the process to get property developed.

CM Clapperton asked Kevin Brown if he was working with Red Rock Partners. Kevin answered that he has been asked to prepare their due diligence report. If the Town decides it's a reasonable project, then they will move forward. Randy said they aren't interested if they have to battle with the Town over issues.

CM Clapperton asked Rex is this development is accessible from Hwy 39 by UDOT standards. Rex replied that the access permitting will be based upon the development and use of the property. They will do a study to incorporate what the uses on the property are and then decide what type of mitigation to use. Rex doesn't foresee any reason why access wouldn't be granted. Mr. Engstrom asked what they thought affordable housing would be. Tom replied that that varies with each community.

Doug stated that in Town boundaries there is a lot size requirement of $\frac{3}{4}$ acres. Ron said the property would retain its current zoning prior to annexation. After annexation the property owner could go through the re-zoning process. Ron said there is one problem with the property, there is one section that is zoned RE-20, which the Town doesn't have. RE-20 allows for hotels.

Doug asked Randy when a hotel is developed is that based on the number of rooms. A hotel is put into a commercial zone of C-2, of C-3. The hotel unit size is based on sewer capacity. Basically, one house equals two rooms, so if he could build 50 homes on the

property, he can put in 100 hotel rooms. Randy stated that in most of the towns they have developed in they have asked for a pre-annexation program agreement.

As a group, the Town and the developers will design the development. They don't want to annex in without a pre-annexation agreement. This keeps both parties informed as to what is going to take place. They don't want to go through the annexation process unless they can develop what they want on the property, in Planned Unit Development (PUD) agreement with the Town. No surprises.

Rex said the property will need to be in his name before anything can be decided. Doug wanted to know how many rooms they are thinking about. Randy replied a 100 room hotel, with commercial property possibly a small grocery store. Doug asked how many floors. The Ski Lake Condo's were built too high for fire safety standards. Randy said they are not here asking for any commitments tonight, he just wants to get a feeling if the Planning Commission and Town Council are on board with a development.

Sandy stated that the citizens of Huntsville were not very happy about a development with over 80 slab homes right next to the Town. Sandy asked if affordable housing and high density housing were two separate things. Randy replied that high density supports affordability; you have to have one to support the other. The Town can deed restrict the property. They will have strict restrictive covenants. Randy asked how Huntsville would like a development to look if they could plan it. This is their opportunity to do so.

Mayor Truett spoke up and said there is a desire from the Town to do a development like what Randy is proposing. Mayor Truett would like to see the Town take part in this instead of react to a development the Town won't like. This is a good opportunity for the Town. Doug proceeded to push for an answer; he wants to know how many homes are needed to be able to make this development successful for the developer. Randy answered about 50 units; he needs a hotel and would like to put in a campground next to the river. But there are a lot of unknowns right now, these numbers could change.

Rex replied that the Town is looking at bringing the property into the Town so the Town could control the zoning. Ron mentioned that there is a FEMA flood plain on that property. Randy knew about this. The previous developer was going to build homes on elevated pads of cement. Brandi replied that they will still have to build homes on cement slabs. Brandi reported that the water table is 1.6 feet down there. Brandi doesn't know where the affluent will be placed; this will be a huge issue to deal with. Randy replied that the property, through engineering, can support its own sewer system for a small development. Tom admitted that they haven't run the numbers yet. Brandi spoke up and stated that the sewer system for this property was designed to hook-up with Bison Creek, Trapper's Crossing, and The River's. It was going to be an ultra violet light treatment facility. When Bison Creek went under, there was a decision made between Jamie, previous owner of The River's and Paul, owner of Trapper's Crossing, that they would do a joint venture on the sewer system. Since then The River's development went under and Paul has put in a sewer system to support Trapper's Crossing only. Brandi said there is no sewer solution for this property right now. She stressed that the water table is 1.6 feet

during a dry period. The Army Corp of Engineers agreed that the water table would need to be re-looked at during a wetter time of year.

Brandi wants to make the Town and Randy really aware that there could be a lot more issues with sewer and water than they think. Randy replied that if the Town does a sewer system they would definitely be interested in hooking into that system.

Kevin commented that he has spoken with Paul about the possibility of hooking into the Trapper's Crossing sewer, and Paul told him that there was expansion capability, due to the prior agreement with the development of The River's that didn't work out. Paul thought their facility could handle a 100 room hotel and a campground. Brandi expressed her concern about a 50 property development plus 100 hotel rooms on a big portion of flood plains.

Randy likes the property, and agrees with Brandi. Randy looks at the wetlands as a benefit not a detriment. He hopes to be able to hook into the Forest Service walking path systems. Doug stated that he is for annexation; he doesn't like Weber County controlling what is going on in the Ogden Valley. Randy wants to know if the Town is willing to sit down with him and create a PUD and then annex the property into Town or not. Tom makes fantastic plans that are very detailed. Randy and Tom want to create a project that will work for them as well as the Town. Rex asked if for some reason, they can't find something workable with the Town, would they go work with the county to develop the same piece of property? Randy replied no, the Town's water is a big deal to them. Mayor Truett said they need to make sure the sewer is adequate to deal with a development this size. Mayor Truett personally likes the idea. Sandy commented that the Planning Commission has already agreed that a hotel with additional housing units and some commercial would work on this property. Randy wants to sit down with the Town and create a plan, including all Town parameters.

Mayor Truett asked if Randy will be the guy who starts and completes this whole project. He replied yes. Randy would like a vote of confidence from the group. Ron mentioned that there will need to be another meeting to decide as a group to determine parameters. Currently the property has a section zoned RE-20 that's a zone the Town doesn't have or want. The Town would need to decide what to do with that zoning if the property is annexed. The other zone on the property is S-1, which the town does have, and there will need to be Commercial zoning identified. Randy doesn't want to annex the property now. He is going to finalize the purchase of the property. Then he would like to sit down with the council and ask what the Town wants then they will create a Planned Unit Development (PUD) for the property, then the development is set, there will be no surprises. A PUD protects both the Town and the developer. Brandi suggested putting time frames in the PUD, so property doesn't sit partially developed for years. The majority of the group is in favor of this project, the alternative is not too appealing.

Meeting adjourned at 7:00 p.m.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman