

**MINUTES OF THE HUNTSVILLE TOWN COUNCIL  
PUBLIC HEARING MEETING**

**Tuesday, January 19th, 2016**

**7:00 p.m.**

**Huntsville Town Hall**

**Present:** Mayor James A. Truett  
Council Member Doug Allen  
Council Member Mike Engstrom  
Council Member Bill Wangsgard  
Council Member Max Ferre'  
Clerk/Recorder, Gail Ahlstrom

Commissioner Ron Gault  
Commissioner Brent Ahlstrom  
Commissioner Karen Klein  
Commissioner Sandy Hunter  
Commissioner Rex Harris

|                  |                   |                    |                 |                      |
|------------------|-------------------|--------------------|-----------------|----------------------|
| <b>Citizens:</b> | Jeff Hyde         | Dakota Hyde        | Bonnie Hyde     | Curtis Hyde          |
|                  | River Hyde        | Blake Bingham      | Richard Hansen  | Jack J. Davis        |
|                  | Jennifer Sorensen | Richard Creamer    | Steve Johnson   | Lewis Johnson        |
|                  | Ruston McKay      | Charlie Hasenyager | Jim Hasenyager  | Liz Poulter          |
|                  | Allen Endicott    | Michelle Robinson  | Rosemary Waite  | Brian Cornell        |
|                  | Ramona Clapperton | Craig Olsen        | Tina Olsen      | Star Primm           |
|                  | Jeanette Cornell  | Chris Stevenson    | Mack DeVries    | Michaeline Wangsgard |
|                  | Jodi Richardson   | David Richardson   | Candy Facer     | Jim Facer            |
|                  | Ken Peterson      | Mary Ann Peterson  | Tommy Lee       | Angel Truett         |
|                  | Jolene Bass       | Todd Bass          | Mavis Stevenson | Greg Farley          |
|                  | Jenny Cox         | Preston Cox        | Monte Stuart    | Mary Jane Markle     |
|                  | Julie Powell      | Artie Powell       | John Pierotti   | Laurie Pierotti      |
|                  | Steve Songer      | LT. Talbot         | Santos Arroyo   | Willow Buttars       |
|                  | Becky Wood        | Julie Duke         | JR Johanson     | Red Erickson         |
|                  | Wendy McKay       | Chad McKay         | Larel Parkinson | Lynda Wangsgard      |
|                  | Suzanne Ferre'    | Max Ferre'         | Dick Loeffler   | Ken Bair             |
|                  | Chris Bair        | Tim Hansen         |                 |                      |

Public Hearing on proposed Development Agreement for Lot #3 on the Huntsville Town Square, as a new Overlay Zone on the Hyde project: Mayor Truett called the meeting to order and welcomed everyone. The Mayor opened the meeting by sharing information with the residents about this proposed project. About 7 years ago the school board decided to move Valley Elementary out of Huntsville over to Eden. It was going to cost them 11M dollars to upgrade the old school and 14M to build a new school. This was a big blow to the Town. Families from the Town had donated the property for the school to be built on.

The Mayor and Council Members met with the school superintendent several times requesting they sale the property back to the Town. The school board wanted the Town to purchase property and do an exchange. After four months of negotiations the school board decided to sell the school property to the Town. The timing was perfect, because the Town had just received a large CDBG grant to purchase property to build a new maintenance shed on. There was opposition against that project as well. No one wanted an eyesore in the middle of Town. The Council promised that they would build a beautiful maintenance shed and its surroundings kept all equipment inside the building. After purchasing the property the Council set up a committee to come up with ideas on what to do with the property, something that would enhance the Town's sales tax revenue. Many impractical ideas were presented and the committee and Council kept coming back to the idea of a village concept.

The Council has held numerous meetings and a multiple public hearings in regards to this property and what to put on it. Mayor Truett complimented the Hyde's on how they have improved Huntsville. The Council thinks the Hyde's will be a great partner. They have a great eye and vision with what they have created in Town so far. Mayor Truett would like to address a flyer that was circulated around the Town over the weekend, (See Attachment #1) and then turn the time over to the Hyde's for a quick summary of their proposed project. At that point the meeting will be opened for public comment.

**Ron Gault** presented a power point prepared to clarify claims mentioned in the circulated flier by a citizens group called "Huntsville United". (See Attachment #2)

Claim 1) that there would be nine shops with nine stacked condos.

Rebuttal 1) as pointed out in the Development Agreement (DA) it is a maximum of nine retail and eight residential units, and further limited by how much the septic system can handle.

Claim 2) States the acreage requirement as  $\frac{3}{4}$  acre.

Rebuttal 2)  $\frac{3}{4}$  acre is for residential homes, not for commercial zones which the lot in question is.

Claim 3) that there will be difficulties resulting from multiple parties using the dwellings.

Rebuttal 3) this is a concern. Last year the Council adopted an ordinance that places a 30 day minimum on any rentals. If rented, residential units are restricted to a minimum rental period of 30 days, the same as in residential zones. Residential units are limited to one family per unit.

Claim 4) Let's get it straight.

Rebuttal 4) Ron felt that the flyer was alluding to the fact that the Council and Commission haven't been sharing information with the residents. He feels that the Town has made every possible effort to get the word out.

Claim 5) the blog reveals the other side of the story and what the residents aren't being told.

Rebuttal 5) nothing on the blog so far reveals information that hasn't been discussed and mentioned in the public meetings.

Claim 6) The Town hasn't allowed free expression of the pros and cons of this proposed development.

Rebuttal 6) Ron reported that there were three public hearings held 8/20/15, 9/17/15, and 10/7/15 where residents had opportunities to voice their opinions. An open forum discussion took place where pros and cons were listened on a white board at the meeting held 9/17/15. The DA and CC&R's have been posted on the Towns website for all to read. The Town has tried to address all of the concerns. There is risk with every project.

Claim 7) blog offers alternative solutions.

Rebuttal 7) a couple options are mentioned on the blog, but there is no detail offered in which these options can be compared to the current one. All options offered have been reviewed by the Town government in previous meetings.

Claim 8) the Town won't allow Huntsville United to use the Town website.

Rebuttal 8) the Town website is the official voice of the Town government. All meetings are noticed in advance, and recordings made available. It's not intended to be a bulletin board for anything residents want to say. Anyone is free to start their own blog—just as Huntsville United has done.

Claim 9) the Town will lose control of the property.

Rebuttal 9) same risk as for any piece of property.

Claim 10) this development sets precedence for future development.

Rebuttal 10) Ron agrees that this possibility exists, but controlled by Town government.

Claim 11) this project will create a congestion nightmare.

Rebuttal 11) all residential units will have two car garages and no on-street overnight parking allowed.

Claim 12) tax revenue projections are too high.

Rebuttal 12) no projections have been given officially. As stated above, the possibility exists that it might be far higher than what a residential lot would bring into the Town. They won't be lower.

Claim 13) there are concerns about water, sewage, snow removal.

Rebuttal 13) sewage will have to meet state requirements and may limit the number of combined units to less than eight.

Claim 14) siphoning off our single source of water.

Rebuttal 14) the Town government is currently developing a second source of water thanks to lengthy efforts and grants the Town government has worked so hard to obtain.

Claim 15) there will need to be additional snow removal.

Rebuttal 15) snow removal inside the project boundaries will be the HOA responsibility.

Claim 16) the Town will lose control of the property.

Rebuttal 16) same risk as for any piece of property.

Claim 17) the Town is selling the property at too low a price.

Rebuttal 17) no other offer came in and the Town government felt this was a fair price to get such a quality developer on board.

Claim 18) Town should sell the property as residential and get tax revenue.

Rebuttal 18) the budget estimate for 2016 property tax revenue is \$69,000. With approximately 230 homes in town that averages to be \$300 per household. The Town's share of sales tax revenues (primarily from 10 or less businesses) estimate for 2016 is \$89,000. The potential tax revenue from sales tax is greater than from residential. There are no guarantees, however.

Claim 18) what do residents want?

Rebuttal 18) the Town government is committed to going with the consensus of the residents, that's why we've been begging you to attend these meetings. Huntsville Town has been working through this process for almost eight years, holding public hearings, work sessions, mutable committees formed, asking for input, if you want a vote on this—let's vote.

Claim 19) the biggest reason for the building of condos above the retail units is so the developer can make more profit.

Claim 19) the Town government supports the mixed-use so the developer can make enough money to recoup his costs PLUS make a higher likely-to-succeed project because it makes the units more desirable.

Claim 20) surrounding business competition.

Rebuttal 20) there will be real competition in the future, all the more reason to go with the mixed-use approach.

Ron summarized by stating Huntsville United has every right to voice their opinions. There is risk in this project, as in every project. The Town government has attempted to mitigate those risks and believes the benefit is worth the risk. Nothing new was voiced that hasn't already been discussed previously. Unfortunately the tone it was voiced in is one alluding to the idea that Town government isn't telling residents the other half. If the residents want a vote—the Town government will provide it and accept the majority opinion.

Mayor Truett thanked Ron and turned the time over to Dakota Hyde for their presentation.

**Dakota Hyde** thanked everyone for turning out to the meeting tonight, their attendance shows that they care about their community and want to be involved. Dakota stated he is happy to share his presentation with everyone because there have been some sensationalized rumors being spread about the project. They have done a lot of research on mixed-use developments throughout the Rocky Mountains. Dakota said he is quoting facts from studies he has read. The benefits to Huntsville for a mixed-use development are that it will preserve and enhance the traditional down town center.

The location of this proposed development is the historical down town center where churches, community halls, and schools have always been. Contrary to popular belief, there has been mixed-use property in Huntsville. One of these was the old Wood's property with the meat market on one side and the house next door. It creates a sense of community. It creates a centralized area for people to meet, gather, walk, and bike. It promotes a sense of place and enhances pedestrian and bicycle travel. There are over 35,000 cars that come into Huntsville every summer on their way to The Point, wouldn't it be great if the Town could benefit from this by having them visit local businesses. It creates part-time work opportunities for Huntsville residents. Dakota said the retail spaces will not be boarded up. The Hyde's don't have any boarded up businesses in their current development.

Some ideas for businesses are: an anchor restaurant, barber shop, pizza, bakery, coffee shop, and gift shops. Dakota displayed an artist rendition of the development. (See Attachment #3) They will tie in architecture that is already in Huntsville. They plan to use high end materials which will enhance the area and create more value. 70% of the property will remain green space and 30% of the development will be under footprint of a building. There will be walkways, lawn areas, gas burning fire pits, and gathering places. The development will sit on .99 of an acre, or 1/5 of the property on that block. In the studies that Dakota has seen on mixed-use developments, in property taxes alone, they generate 282%-680% more tax return than the next best alternative, which is residential only.

You get exponentially more tax revenue base from a mixed-use development than from a single use property. These are not condos; they are mix-use residential units that will be understated. The advantages for mixed-use are: efficient design lowers \$ per square foot, unique, not easily replicated, creates draw for residents, something out of the ordinary, a healthy retail vitality, and creates an experience. Multiple components mean multiple revenue streams to minimize risk, and requires less parking than the alternative. Each residential unit will have a two car garage, there will be no on-street parking after dark. These will be affordable not low income, low profile and family oriented. Enforcement will be handled by the Sheriff's Department, the CC&R's, and Town ordinances. They have engineering reports that say the proposed development is feasible, but they can only build as many units as the septic will sustain. Dakota thanked everyone for their time.

Mayor Truett clarified that the school property has the maintenance shed and a soccer field on it already. Three additional lots were created for sale and this development will be on one of them, the .99 acre lot in the SW corner at 7400 E. 200 S. The other two lots have not really been discussed but could possibly be the location of a new Town Hall. The Council's vision is not to develop the entire school property with a mixed-use zone. The Mayor stated that the Town Council and the Planning Commission are sitting together tonight to show that they are united about their decision to support this development. This is a great time to partner with someone the Town government trusts, Jeff Hyde is not going to lead the Town astray, just look at what he has done for the Town already. The Mayor asked each member of the TC and PC to make a short statement about how they feel in regards to this proposed development.

**Brent Ahlstrom** said he has lived in Huntsville his whole life too and this is important to him. There has been a lot of time and effort put into this to figure out what is in the best interest of Huntsville long term. A lot of ideas have been looked at and evaluated. The Town government has been very open and upfront with this process. He feels that the government leaders have come up with a solution that will add value to the Town and will be something to be proud of in the future.

**Karen Klein** stated that she got involved with the PC because the Town purchased the school property and hearing rumors about what was going on. She decided to become part of the process by devoting time and energy into doing the right thing for the Town. This has been an emotional thing for her. The Hyde's current development is basically in her back yard and she doesn't have one complaint about it.

**Sandy Hunter** wanted to let the residents know that the last thing the Town government wants is a condo development in Huntsville. They don't want that picture either. They have put in a lot of thought and addressed all the concerns brought up tonight for the past 5-7 years. They researched other towns and spoke with other city and county officials about ideas and problems. They have met with different developers and they tried to push their own ideas onto the Town government. We have all seen what Jeff Hyde can create and each of us have probably enjoyed his existing development. (See Attachment #3) The Town government knows and trusts that Jeff is going to stick around and make this development look nice. They trust that Jeff doesn't want this project to look bad. The Town does need more revenue, the Town has been scraping by on grants in order to maintain and upgrade the culinary water plant and water lines. The Town can't rely on grants, there needs to be more retail.

They decided on a mixed-use project but wanted to maintain the Town's heritage of open space, western look and feel. Sandy feels that Jeff's proposal meets all of these conditions.

**Mike Engstrom** said he expects this development to be beautiful and will be something to be proud of. He expects Huntsville Square to enrich the lives of the citizens and provide them with another gathering place, some place to walk to and enjoy. He expects it to blend in, and that it fits in the area it will be built in. He expects that all the citizens will benefit from the sales tax revenue that will be generated. He has confidence in the Hyde's; they have displayed a great track record. Mike stated that is not the last step in the process, the Town still maintains a lot of control on what happens. The library will also benefit from having the development next door. Mike expects the residential units to be well managed, and we will find as we look back that this project has minimal impact on the Town.

**Bill Wangsgard** remarked that he is really excited about this project. In 1958 they raised the dam and First Street was cut off, this killed off all the businesses in Huntsville. There were 3 successful grocery stores, a successful service station, post office, meat market, and a telephone office in Huntsville back then. He is excited to get more businesses back into Huntsville. Bill's father owned the service station and he was very successful, for 12 years he was the top seller of gas and oil in Utah. Bill's father loved Huntsville and was a key player in developing the Town's culinary water system. Bill mentioned the new business owners in Town, Greg Farley who employs so many of our youth, Joy Clem the dentist, and architect landscaper Laurie VanZandt. Bill said these are the types of business owners the Town is going to get with this development; they will become our friends and will do a great job.

**Rex Harris** stated that also supports this proposed development but would like to hear the public's comments.

**Bill White** followed Rex's lead; he is in support of this development but wants to hear what the public has to say.

**Doug Allen** said he would like to hold his comments until the end of the meeting. He feels that there has been a lot of dis-information being spread.

**Mayor Truett** shared a letter of support for this project he received from the Weber County Commissioners. (See Attachment #4) "The W.C. Commissioners are working hard to promote prosperity for their citizens through organized economic development and managed growth. We are excited to see the vision that Mayor Truett and his staff have in their new mixed use zone. Clustering growth through zoning will enhance Huntsville Town's vitality and bring in much needed sales tax revenue while creating a sense of community. We support this new development that will be located in the .99 acre parcel of the former Valley School property. In addition, the architecture of this rustic and charming mixed use village will not only help to preserve the Town's heritage, but also beautify the area. We believe that W.C. is truly where economic opportunity and outdoor recreation meet. With forward-thinking developers, diverse employment opportunities and authentic cities and towns, we know that Huntsville Town will find success in their developments as they manage their town wisely. Signed by the W.C. Commissioners."

The Mayor opened the meeting up for public comment.

**Brian Cornell** wanted to say that in the past 6 months that he has been attending Town meetings, he has found that the Town government members truly love this Town, and frankly, earned his respect. He considers them to be his friends; they are doing a great job. Brian said that 99% of the time they are handling Town issues perfectly, but in this particular instance, he feels that they are going to agree to disagree. Brian has no problem with the retail and bringing businesses into the Town. His complaint is about the condos. Brian said he is responsible for the flyer that was circulated and he stands behind it. He was told not to use the word condo because it would be inflammatory. He was told that colored lettering and bold type gets people stirred up. He has also heard that Huntsville United is trying to scare people. Brian pronounced that he is trying to inform people about this project. The controversy depends upon which side of the fence you sit on. If you question how the Hyde's will control who purchases the condos and what's going on it that could scare folks. On the other hand, if you said if we don't build this project the Town won't have the revenue it needs, the Town is going to lose a lot of money. That could be considered a scare tactic. Brian reiterated that his issue is the condos.

Brian read a letter he received from **Tyke & Willie Richardson**, who couldn't be here tonight. "Dear Friends, because of a medical issue today we are not able to attend this town meeting. We apologize that both of their thoughts and desires concerning the Towns zoning ordinances might be read and shared tonight. The issue is not new. Many years ago the Town board and Mayor were faced with a proposal to permit an apartment or condo to be constructed on 400 S. at the west end of town. They weighted the pros and cons and after much deliberation they found that most people in the town didn't want that kind of structure in the town proper. The feeling then was to preserve the rural atmosphere in neighborhoods with people who become permanent citizens of the town. Today we are faced with a similar circumstance; there are now about 30 homes in town that have become vacation homes. Many of these people are neighbor friendly and a few contribute their energies to the town. The main question is do we want Huntsville Town to become the parking lot for vacationers. The answer is no. The town can use more retail businesses but not condos. Be very careful about setting such precedence." Brian stated that he has 6 other letters that mirror the same sediment. We are forgetting to look at the big picture which is the vision of the town, and do the citizens want the town to be a place with condos or not. It's the rural atmosphere that Brian and others would like to retain.

**Wendy McKay** said she loves what the Hyde's have done; they have vision and put a lot of thought into what they do. Her concern is that Weber County pretty much controls the Ogden Valley. Huntsville Town is the only incorporated Town in the valley, it is a little oasis. Eden has boomed with their commercial and condo development. There are many opportunities for Huntsville to have retail development that can mirror what Eden has. Wendy would love to see this proposed project moved to Highway 39. Wendy loves the quietness she feels inside the Town. Every summer First Street turns into constant traffic headed to the Point. She finds it hard to believe that with only 230 homes and the residents could fill the businesses, they will need outsiders to keep them open. Wendy has been a big part of the 4<sup>th</sup> of July for years and she would love to see the Town cancel it for a year. She said she loves the project but would like to see it moved to a different location along the highway.

**Jake Songer** said years ago a proposal was made to put in a pressurized secondary water system and fill in the town ditch. The ditch was a prominent feature in the Town, so this meant a big change. There was a lot of controversy about this change, people said things like; my kids love to play in the ditch, a pipe that size will never supply enough water for the town, and the ditch is what makes this town great. Fortunately that past Town Council was wise enough to disregard the emotional backlash and do the right thing for the town. Jake agreed with the statement Brian Cornell had on his flier; the  $\frac{3}{4}$  acre requirement we presently have keeps a spacious, uncongested feel to our neighborhoods, but this development is not in a neighborhood, it will be in a down town area. Density is appropriate in a down town area. Jake said he has confidence in the Hyde's they have class and taste. 30 years ago the Council informed themselves on the issue of irrigation and made a decision and despite the emotional stuff they held their course and today the individuals in front of us are the best informed group. They deserve our respect. Jake stated that he is in favor of Huntsville Town.

**Dick Loeffler** remarked that years ago there was an agricultural farm south of Riverdale on the east side of the I-15 freeway. Dick noticed that this farm had been scraped to the dirt and a developer had subdivided the property. Weeks later he went to a conference at the Dee Event Center where President Monson had the opening statement and he said he as he drove to the conference he was pleased to see that this property had been converted into housing where people and families could be created and children can grow and be educated. Dick stated that he is for this project.

**Mack DeVries** said when Trapper's Loop was built he was determined that he would never use the road because it was built for Snowbasin. Mack admitted that he now uses that road 99% of the time when he leaves the valley, it's a great road. Mack asked how many people live in the subdivision put in by Morrie Mau? They are good people. Mack was opposed this development and was upset by it. Now, a lot of his associations are with people from that neighborhood who have made great contributions to this community. His point it, that change is not always as bad as everyone makes it out to be. This project will be a good thing.

**Dylan Hoyt** commented that she has lived here her whole life. She has some questions about the studies being quoted. She sees this as a development with no guarantee of business owners and an actual source to analyze what the profit will be, and what are the demographics of the towns that are being studied. Most people who live here go to Ogden to buy their gas and groceries where they are cheaper. Dylan doesn't feel that a few buildings are going to be enough to sustain people staying here when they work in Ogden. Dylan doesn't see where to cost analysis is coming in when there are no guarantees that anyone will buy the businesses.

**Becky Wood** said she and her family have lived in Huntsville for many generations. She is very interested in this development. Becky is struggling with the condos and how they are being referred to as party central because of the life style of the people who will come here to use it. We will have to share this area with them. She doesn't want something that encourages the vacation destination concept. This is our home and a sacred place. People driving through don't care about it. She commutes to SLC each day for work and struggles to pay her bills, but she loves this place. It's her home, her heritage, and her sanctuary. She would like to get back to our pioneer roots and return to a place where families can raise their children in a home environment.

**Preston Cox** remarked that there are no perfect scenarios and change is scary and hard. He likes what he has seen tonight, the layout of the buildings and the open space. The Town board has done a good job with the review. The Hyde's have put together a nice project.

**Steve Songer** stated that he has lived in Huntsville for 42 years. He commented that he is for this project, but has friends who are against it. He is sure they will remain friends no matter what happens with this project. Steve gave a lecture on how to make decisions. He has heard people mention we should vote on this project. So, if you are against the project you would go out and try to convince people to feel the same way you do, if you are for the project you could go out and do the same thing. It will come down to who has the most time, and who can present their point with the most convincing argument. When we go to vote the decision would be made on a couple of things; what's best for me, and possibly some misinformation. Another way to do this would be through the democratic republic system, where we vote into office people you know and trust, they do a lot of work and research and they make a decision based on the entire town not a selfish interest. These elected officials are informed. When this flyer was being distributed it was mentioned that a couple past Mayors were against this so that carried some weight. Steve said he is uninformed but he is for the Town Council. The elected officials who are informed need to have courage to make tough decisions because they will never get everyone to agree with them. Steve would like to see people trust the Town government they have done a great job. He also supports this project.

**Michelle Robinson** remarked that she is a 6 generation Huntsville-ite. Her mother loves this town more than her children. They are very committed to this town. Michelle has a unique perspective, she ran a store "Huntsville Antiques and Treats" on 200 S. If you could have seen the building before the Hyde's remodeled it, it was disgusting and in her mind should have been demolished. The Hyde's made it beautiful, when the Hyde's say they are going to do something nice they mean it. Michelle said they closed their business because they didn't get enough traffic. When you say words like traffic and growth it scares people. Michelle sees people driving slowly through town, taking pictures of our homes and yards, painting your houses. Michelle said she was ready to disagree with this project, but after seeing and hearing what is planned and how beautiful it is, she has changed her mind. She agrees that it would be better placed along the highway.

**Doug Wilson** said he has lived in this valley over 70 years. He served on the Town board for 30 years, four of those years as Mayor. In the past they ran this town with ingenuity. There was no revenue from taxes or grant sources. He served with an ultra-conservative Mayor and revenue sharing funds came up, these funds were distributed to different municipalities, but the funds had to be applied for. The Mayor was against taking outside money, but Doug prevailed and was allowed to apply for the funds. At that time it was laughable the way they plowed snow. There wasn't much interest in doing it, but the town survived. When the revenue sharing funds came the town was able to purchase a brand new snowplow and a road grader. Years ago when they were debating whether or not to support the land trade with Earl Holding, and ultimately they did, they had a meeting. At that meeting the Council was told to be careful about letting Huntsville turn into a Park City. This group has painted a beautiful picture of what the future of Huntsville could look like. Doug recommended to the group that this needs to be studied out.

**John Pierotti** commented that he attended the meeting in September when this project was introduced. He feels that tonight's rendition is vastly improved. He understands the mixed-use argument, but he doesn't envision it in Huntsville. John appreciates the need for revenue. John said he fully supports the commercial and retail aspect of the development but to add condos to it doesn't make sense. Anyone about to afford what these condos will cost will probably buy a mansion on the hill. If the business plan depends on the condos in order to succeed, then in his mind, the project is poorly designed. This town is a quiet oasis. This project will contribute to a destination location. If this project is going to succeed it will become an island within a quiet area. John suspects that other developers come to the council and say they want to copy it, or to be viable they need to add to it, or I can't sell the condos so I need a variance to rent them for transient lodging. Rules can be broken and changed. John doesn't see this project adding to the town. Look at the 4<sup>th</sup> of July, the town needs the revenue from the celebration, but it has gotten so big and obnoxious. He supports the retail but not the condo.

**Ken Bair** admitted that he is uninformed on this matter. He moved up here 23 years ago to get away from the big city life. With his job he has seen a lot of developed areas. Basically he agrees with the retail, but he wants the residential to be limited to what the ordinances allow, which is one residence per  $\frac{3}{4}$  acres in a residential zone.

**Artie Powell** remarked that he agrees with Steve Songer, the citizens have voted in a council who appointed a planning commission. He doesn't think a special referendum vote is necessary. Artie said he trusts this Town Council. Recent events have diminished some of his trust. The town contracts with the county for building inspections and permits, and that process doesn't appear to be working. Artie is wondering what procedures the town plans to put in place if this development does go through. That the county will ensure that all rules and ordinances will be followed, and if a problem arises that the town takes immediate action. Artie stressed that the town needs to make sure it is completely indemnified against responsibility. He is not particularly for or against this.

**Ruston McKay** said it is obvious that the Town government is for this project so it seems fruitless to say anything. He wants them to know the citizens have a voice. Just like with the school board, the Town government has already made up their minds. Ruston hopes that they will listen to what is being voiced here tonight. Ruston asked if there are businesses already committed to the project, are the Hyde's going to move here and occupy one of the residences. The Hyde's replied no. Ruston said a home could be built on this lot. Ruston asked if the council has done a traffic count on 7400 E. or 200 S. Rex replied no. It seems to Ruston that they are planning for the businesses not to succeed, that's why they need the residential above. The Hyde's disagreed with this statement. He said he has attended the county's meetings and they are run by resort owners of this valley. The county wants to make Ogden Valley into a Park City. Bill White agreed. The letter from Weber County supporting this development is candy to their ears. Once the town establishes a precedence it will have a hard time denying future developments.

**Star Primm** had a question about the statement that each residential unit will have a two car garage. She can't visualize eight cars fitting on this size of a lot. The Hyde's replied that they have accounted for two car garages for each residential unit and it fits.

**Chris Stevenson** said it is good to see so many people turn out to this public meeting to express their feelings. He believes that the more information the residents have the better the decision will be. Chris said it is obvious that most people are not upset by the retail section of this project, or tax revenue coming into the town or having successful business owners in an area zoned for commercial. The beef is about the condos. Chris is not in favor of the residential units above the retail, this opens the door for other developers. Chris said over the years he has had several conversations with a town resident who no longer lives here, D. Bell, some were civil some were heated. Chris brought up the idea of adding curb, gutter, and sidewalks in town; he thought it would make the town a cleaner place. D. Bell said people want to keep things the way they are. Chris and D. had a bet about this and did an informal survey, Chris lost the bet. D. Bell was right. We don't realize what we have here in Huntsville, we have bucked the trends that would have changed our quiet country living. The message being shared tonight is to keep our Huntsville our place to live not a vacation destination. Chris ended with a quote "The saddest words of tongue and pen and the words it might have been." He hopes we aren't saying that in 10 years.

**Tim Hansen** wanted to mention that from a business perspective, it is very hard to make a business successful here, but we now have the internet which people have come to depend on and it can increase business without increasing traffic.

**Candy Facer** said she doesn't live in the town of Huntsville, but lives close by. She is not an expert on this type of project, but she has sat on the board of directors for a condo association in Jackson Hole for 10 years. She has heard a lot of worry expressed about the condos and the type of people that might live in the condos. She has met some of the most incredible people that own and live in condos. She also knows that a lot of effort each board of director puts into an HOA, this is their property and they take a great concern about what goes on in their condos and what kind of people are going to rent the condos. This is their property and they have invested a great deal of money in it. Candy reiterated what a great job the Hyde's have done with their current properties.

**Greg Farley** said he is a newer resident. He owns a business in the Hyde's development just down the road. He has been there 6 ½ years and has invested a lot of time and money to make his business a place where families can enjoy good food in an incredible setting. He has visited many BBQ's in Texas and all over Utah, and there is not a better setting than what the Hyde's have created. Greg said if the Hyde's hadn't found Huntsville the town would still be an eyesore in disrepair. This new project will be another place for people to gather and enjoy one another's company. A lot of negativity has been placed on the word condo. Greg suspects that if the Shooting Star, the Dentist's Office, or the BBQ had a room above the business no one would really know. We have the Huntsville Park, the library, and the beauty of the town. The entire concept of what the Hyde's are trying to produce is a walkable gathering place. It is the perfect location. As a business owner he supports more commerce in town, especially another restaurant.

**Tommy Lee** said he has been fortunate enough to live here long enough to have visited Kay Woods Market. He wanted to state the obvious; he has a lot of respect for those serving on the town government. Most of all he expressed his respect for Mayor Truett and Ron Gault. He knows that everyone here tonight has the town's best interest at heart. There is no hidden agenda. Tommy said he like the Hyde family, they have done so many nice things for Huntsville already and he trusts them.

There have been other developers come to the town, and he remembers that they never followed through with the things that were promised. Change is inevitable; he trusts the Town government and the Hyde's.

**Craig Olsen** commented that he lives in this town and has lived in the valley his entire life. He loves Huntsville. His ancestors were some of the very first settlers here. Craig said these are not condos, they are far better. Condos aren't for second class people, but are for good people His mother was part owner in Nordic Valley where she employed over 100 people a year, so he cares about this stuff. Craig stated that the Town government is good people who did their homework and they care about the town. Craig likes the project and feels it will be good for the town.

**Richard Hansen** remarked that he has lived here his entire life. He remembers playing ball as a kid and we had to drive downtown because we lived to far for everyone to drive here. He has feelings about that, because everyone wants to be up here now. Richard would like to see the town vote on this. If it fails the Town government will not be held responsible. He likes the quiet and would like to see things go back to the way it was.

**Red Erickson** remarked that he is also uninformed on this issue. He is in the building materials industry and sees a lot of mixed-use and high density urban developments. He hasn't really heard much about this project. He trusts the Town government; they are reasonable dedicated people, who want the town to succeed. Red asked; what if that property was still in possession of the county and the town government hadn't been on their game. If the county still owned that property there is tremendous pressure from Washington D.C. for communities to integrate low income housing. This is one place where Section 8 could have come to fruition. Rex appreciates what he has seen tonight and feels that the Town government has done their due diligence. He is for this project. Change is tough.

**Doug Allen** stated that there have been a lot of good comments made tonight. He wants to answer some of the questions that have come up. Doug asked if there is anyone here tonight that knows about running a business or owns one. Is there someone who would be willing to put a lot of money into a project? Really, we are all rookies when it comes to this type of thing. Doug mentioned that he has lived here a long time and would love to see another restaurant in town; he loves BBQ but doesn't want to eat it every day. Doug said these are not going to be the typical condos, no one will know they are even there. He is willing to risk his reputation as a council member because he has faith in the Town government and the Hyde's. This project represents 7 years of hard work and many meetings. There have been comments made about moving this out to the highway but the town doesn't own property by the highway. The town has contacted the Wangsgard's multiple times about annexing their property and they aren't interested. Doug pointed out that there are 9 building lots in town; most of them belong to the McKay families. If the McKay's really want homes then they should sell those lots to nice families. Doug mentioned it's hypocritical of us to think that lower class people are going to buy the residential units. Doug agreed with Brian Cornell's comment that the Town government gets things right 99% of the time. Ron did a really good job addressing the points on the circulated flyer. Doug felt that none of the statements on the flyer were true. The reason so many people are worried about this project is because of dis-information. Doug commented that it's interesting how two different people from two different backgrounds can have such different views.

Doug's view is full of wonder and he is full of adventure. Doug stated that he loves Huntsville just like everyone here. There was a time when the town could be run on next to nothing, but not anymore. Doug said he is offended by the thought of this project going to a vote.

**Chris Stevenson** said the town is blessed to have a great Town government, but they are not correct about everything. Even if they are wrong about 1%, what's the problem with voting on that 1%? What's the problem with having the majority of the people say this is a great project and we want to have condos, or a majority that says retail is ok but no condos? Chris encouraged everyone to go to the blog spot Huntsville United for more information with rebuttals to the rebuttals.

**Karen Klein** commented that she is a mortgage underwriter in the residential industry and with some of the mixed-use properties you will find the business owner living above his business. That's why Fanny & Freddie Mortgages came out with a mixed-use purpose to help people be able to live close to their businesses. There are different aspects to look at with classifying these as mixed-use; you can classify them as condos, or planning unit developments. They are family residences.

**Jack Davis** thinks everything has been mentioned tonight that he thought about. Jack asked how this project will be operated. It sounds to him like anyone who has money can purchase a unit and be part of the project.

**Dakota Hyde** replied to the questions. All of the parcels both residential and commercial will be heavily governed by a stringent Home Owners Association. (HOA) They also have Codes, Covenants, and Restrictions in place that will be filed with the county. (CC&R's) These CC&R's go beyond any restrictions that the Town has. The businesses will have to be reputable. The Hyde's will encourage the home owners to purchase the retail spaces. Each residence pays into the HOA which will manage the property so the yards will be taken care of and snow removed, they will be well managed. These will not be party houses; they will be single family dwellings. The Development Agreement states that these will not be ski rentals; they will be residences of the people who purchased them. The CC&R's says they can be rented for no less than 30 days. The residence can be purchased separately from the retail below. The residential units will be under the same restrictions as all residential dwellings in Huntsville. The question came up: if the project does not have the residential portion will the project die. Dakota replied that it takes a lot of effort and time to make a business successful in Huntsville. This project creates critical mass. In all the studies he has read, Dakota found that when you mix retail with residential, it helps the vitality of the development as a whole. The residential aspect of this project gives far greater insurance that the project will be successful.

**Curtis Hyde** interjected that separate tax ID numbers for each residential and each retail unit will bring in tax revenue for the Town to help with the maintenance of the roads, snow removal, etc. The tax revenue that one home would bring in is \$300 annually, whereas with this project there will be sales tax from every business, property tax from the residential units, and commercial tax from the retail units. The residential helps the development become successful but it also creates a stronger tax base for the town. The Hyde's already have five people who are very interested in purchasing one of these units. There are no guarantees in life.

**Dakota Hyde** stressed that adding the residential is their best shot at making this development successful. With their track record over the past 15 years, the Hyde's have shown that you can have a successful business in Huntsville. They own the Detours, the Huntsville BBQ, the Rendezvous Lodge, and Joyful Smiles Dentistry buildings.

**Mayor Truett** remarked that there has been a lot of talk about yesterday, well, this is today. Our world is changing around us. The Town needs to control its destiny and be pro-active in our thinking and actions. The Mayor mentioned that when he ran for mayor 6 years ago he felt that the town was divided and he has worked hard to unite it again. The Town government has been transparent and honest with their meetings. We care about Huntsville and feel that this project is a good fit. What saddens him is that they have been working on this for 7 years and this is the best option that has presented itself. If this goes to a vote and the vote comes back as a no, then let's move on. There has been so much time and effort put into this project by the town and the Hyde's that it hurts.

**Richard Creamer** asked what the taxes will be and who will pay the taxes on the units if they don't sale. Jeff Hyde responded by saying, if the units don't sale, they will pay the taxes. Richard asked if they studied a mixed use project in a small town like Huntsville. Jeff replied yes, in McCall Idaho, Driggs and Victor Idaho. Businesses will close at 10:00 p.m. in accordance to town ordinances. Richard asked where visitors will be parking. Jeff replied that there is street parking along 7400 E. and 200 S. and there is a planned parking lot adjacent to the project in the middle of the block. This parking lot will not be developed right away. The businesses won't be coming in all at once either.

**Jolene Bass** asked if the retail units were going to be for purchase or will they be leased.

**Jeff Hyde** replied, both. Jeff explained that each retail unit will be taxed with a commercial tax ID and each residential unit will have its own residential tax ID. Each taxed at a different rate; this will bring the level of tax revenue up for the town. The Hyde's are open to upstairs owners purchasing the downstairs for retail. The retail footprint is going to be around 600-700 sq. ft. a unit, so there will more than likely be less than 8 businesses. One business might want a larger space and buy two units. The garages will be entered from the back of the properties making the retail space small. Jeff explained that there will be 8 residential units with inconspicuous garages, blocked with rock walls and a barrier. The corner retail units will have large windows on both sides with walkways to the park and library. The project will be very open. A restaurant would need two units. Jeff said he would like to retail a few of the retail units for himself. Detours has become so successful that they don't need to be open during the winter in order to make money. The main reason they close Detours in the winter is because they have another business that focuses on winter sports. Jeff allows Greg Farley to use Detours to rent out ice skates for the town's ice rink at no charge. Detours is an outdoor rental store, they rent bikes, paddle boards, kayaks, and sale ice cream and shakes.

**Mike Engstrom** reported that this Thursday, January 21<sup>st</sup> at 7:00 p.m. at the regular Town Council meeting the Town Council will vote on this project. Mike explained the referendum process. If the Town Council votes to approve this development, Brian Cornell and Chris Stevenson intend to file a petition for a referendum.

They will then have a certain amount of time to gather a specified number of signatures, if they gather enough signatures the action of the Council will be suspended until a special election can be held to vote on this matter. A special election will cost the town money.

**Meeting adjourned at 9:35 p.m.**

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Gail Ahlstrom, Clerk/Recorder

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James A. Truett, Mayor