

COMMUNITY MEETING
THURSDAY, MAY 26TH, 2022
5:30 P.M., Ogden Valley Library, 131 South 7400 East, Huntsville

Community Meeting with Huntsville Town and Hunter Murray from Faroe, LLC. The meeting was requested by Faroe, LLC to present to town residents, concepts for the development of the corner lots on 100 south across from the library. Faroe, LLC wants input what kind of commercial development would be sought after by residents.

Attending: See attached page for signatures

Mayor Sorensen opened the meeting and welcomed the community. He introduced former mayor Truett who explained how Huntsville town acquired the Town property that is being discussed at the meeting tonight.

Mayor Truett stated there were two lots for sale with two offers on the table. He explained Faroe, LLC was picked because the company has taken an interest in the town and want a development that would be enjoyable for residents and good for Huntsville. Mayor Truett introduced Hunter Murray.

Hunter Murray started by giving some background about his company. Faroe is a small team of developers that like to develop projects that are exciting to them. Hunter Murray showed some of the projects that Faroe has been involved in and rehearsed some of the values that are important to them. **(See Attachment #1)** Hunter Murray opened the floor for comments and suggestion from residents in attendance.

Beckki read comments sent in from **Jeff Holt (Attachment #2)**. Hunter responded to Jeff Holt's concern about mixed use. He stated that the property might take mixed use in order to support the development of the lots.

Mac Devris: Mac wanted to know what development of the lots would provide for the community. He can see development benefiting people who come here but can't see how the development could benefit the community.

Hunter Murray replied that tax revenue can benefit the community.

Doug Allen: Doug Allen wanted to know where the sewer system would go on the lots.

Rex Harris: Rex rehearsed some of the history of the lots. The lots were 7 different pieces and 3 were going to be commercial lots. Town Shops/Parking Area and a 7th piece for a Town Hall in the center of Town. Rex Harris is not opposed to mixed use in the right situation. He would like to see the use that reflects Huntsville. He sees the need for viability. He would like the mixed use to have residents be able to come to the town square. The problem with mixed use is that it is someone else's residence – we are in someone else's backyard instead of in the Huntsville Square. Rex Harris stated he would hate to see an eyesore if the commercial development if the businesses fail.

Faye Michaelony: Faye Michaelony stated she lives on 100 South near the center of Town. The traffic is increasing. She wanted to know if there would be increased fire and police to meet the needs. Improvements bring more people. Her old neighborhood improved and brought more people, and it prevented the residents from enjoying their town. They also became prisoners of their own town on the weekends, due to the traffic.

Jim Truett: Jim Truett spoke to the residents in support of development on that corner. He stated they have been saving this corner for a long time and for the right kind of development.

Liz Poulter: Liz Poulter would like to see a gym with a swimming pool.

Jennifer Sorensen: Jennifer Sorensen lives on 100 South. She has lived in Huntsville a long time and has watched the growth. She loves the community that is what is unique about Huntsville. She believes we should keep the property for the residents and find other money for the Town Hall.

Hunter Murray stated he appreciated the comments from the residents. His company want to contribute and add to what Huntsville already has.

Bill White: Bill White asked Hunter Murray if mixed use is a deal breaker for the development? He also asked if the Town Council had promised mixed use in the purchase of the property.

Rex Harris: Rex wanted to let all the residents know that the property is commercial and is zoned commercial. Mixed use would require a rezone.

Tommy Christie: Tommy Christie wanted to know what mixed use would look like on the lot. Hunter replied that mixed use is a condo above retail. They are considering 6-8 townhomes that could be included on the lots that would allow for retail.

Mayor Sorensen: Mayor Sorensen stated he grew up at Leon's Market when it thrived and businesses in town thrived. He commented that businesses need the right environment.

Mac Devris: He believes that businesses can not make it in Huntsville because people can drive to wherever they want to go, and Ogden is now convenient.

Gil Burkman made comments that were inaudible.

Bill White: Bill White asked Mayor Sorensen ^{if} he thought there would be a different response than the response to the original proposal for the Hyde's mixed-use development. Mayor Sorensen replied he believe the outcome will be the same.

Tommy Christie: Tommy Christie stated he thought the developer coming to talk to the residents were a good thing, a good sign. He stated to be careful what you wish for and referred to the past referendum on mixed use.

Hunter Murray thanked the residents for their comments. Mayor Sorensen closed the meeting.

Meeting adjourned at 6:45 p.m.


Beckki Endicott, Recorder

Huntsville Treen Community Mtg
5:30 5/26/22

Jennifer Sorensen
Ryan Stirland
Mary Stirland
GAIL BURKMAN

Rex Horvath
Stuart Schultz

Jim Truett
Brent Ahlstrom

Bruce Ahlstrom

Chris DeVeis

Mark DeVeis

Ron Gault

Bill White

Sherry Crandall

Charles Harder

Kathleen Hirose

~~Angel Arroyo~~
Santos Arroyo

Lance Roylance

Max Jene

Tommy Christie

Artie Powell
Pillow

River Hyde

JEFF P. HYDE

Bonnie Hyde

BAYLEE RICHARDSON

JODI RICHARDSON

Amanda Sieradzki Hennenauer

GARY CRANDALL

KEVIN ANDERSON

Steve Sawyer

Allen Endicott

Becki Endicott

Mayor Sorensen

Hunter Murray

Liz Polter

Tracey Fresco

Deanne Smith

Liz Roultor

Fay Michelony

Beckki Endicott

From: Jeffrey Holt <jeff.holt7@gmail.com>
Sent: Thursday, May 26, 2022 3:14 PM
To: Beckki Endicott
Cc: Richard Sorensen
Subject: For the 26th meeting

Beckki:

We won't be in Huntsville for the 26th meeting, but could I log in my thoughts for someone to read?

"I have a great deal of personal investment in the lots having spent a year or so of my life getting them from the Weber School District.

I am happy that a new Town Hall will be built on the soccer field area. A soccer field was a good interim use, but ultimately, a soccer field can be built in many places in the valley.

Now as to the two parcels in question: The two parcels are the center of town and could be a real commercial interest and focal point. So what DOES NOT work there are:

- 1) Dentist's
- 2) Business Offices
- 3) Chiropractor
- 4) Real Estate office
- 5) ANY mixed use development where the developer is trying to makes his profit off of the second floor apartments that he is selling. The Town is so much better off waiting for the right developer and turning down anything that remotely looks like mixed use. Such developments are just OK in dense populated areas, in places like Oakland or Los Angeles California. The first step to being Park City is allowing housing mixes with the commercial. Don't even consider this. It's the first thing developers will try to get the Town to accept.

Things that do work:

- 1) Medical Clinic or Doctor's offices. We need one. A pharmacy would be great!!
- 2) A grocery Store
- 3) Restaurants of any kind. Ice Cream places and a burger joint or a diner is a high preference (w/breakfast!)
- 4) Quaintly done Retail shops
- 5) Veterinary Clinic
- 6) We thought that if the two lots were used together and no one else could get restaurants and retail to come in, a high-end assisted living center would work.

HUNTSVILLE

7417 & 7437 E. 100 S.

Please Note: All examples shown throughout are entirely open to feedback to ensure the architectural design is fully met. These examples are not exact or finalized but instead reflecting a general vision and the overall project concept.

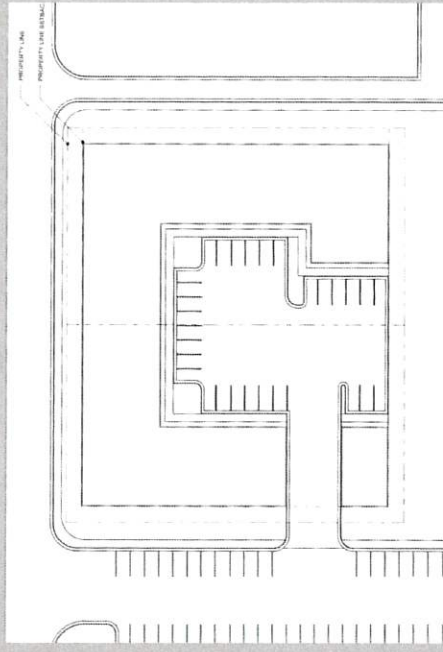
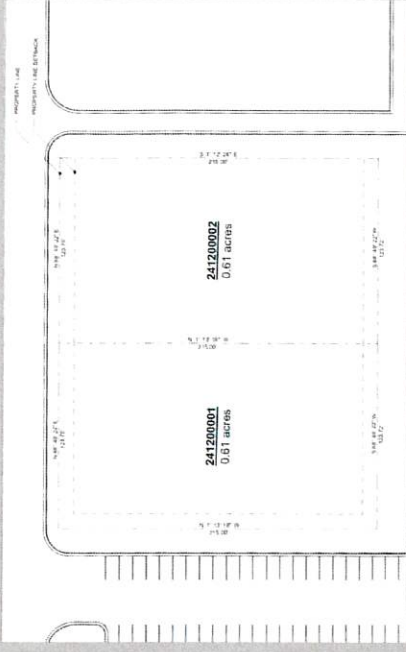


VISION

A project designed for community engagement with an experience that represents both the history and uniqueness of Huntsville. Buildings and businesses that will be timeless for years to come with a goal of bringing people together.



General Site Concept



Potential Commercial Uses

- Grocery Mart (Possible Dock Delivery Service)
- Pizzeria
- Sit Down Restaunt (Possibly Several)
- Ice Cream Shop / Cookie Bakery
- Indoor Pickleball Court(s)
- Outdoor Store
- Fitness Center

These commercial uses are a set of general ideas. It is anticipated to hear from the community what commercial space they would like to see



MIDWAY MERCANTILE

No matter the use for the building, the design will be inviting to all and allow for curb appeal that compliments the Huntsville Square.



J.M. WILBER BLACKSMITH SHOP (RAGNAR FORGE)

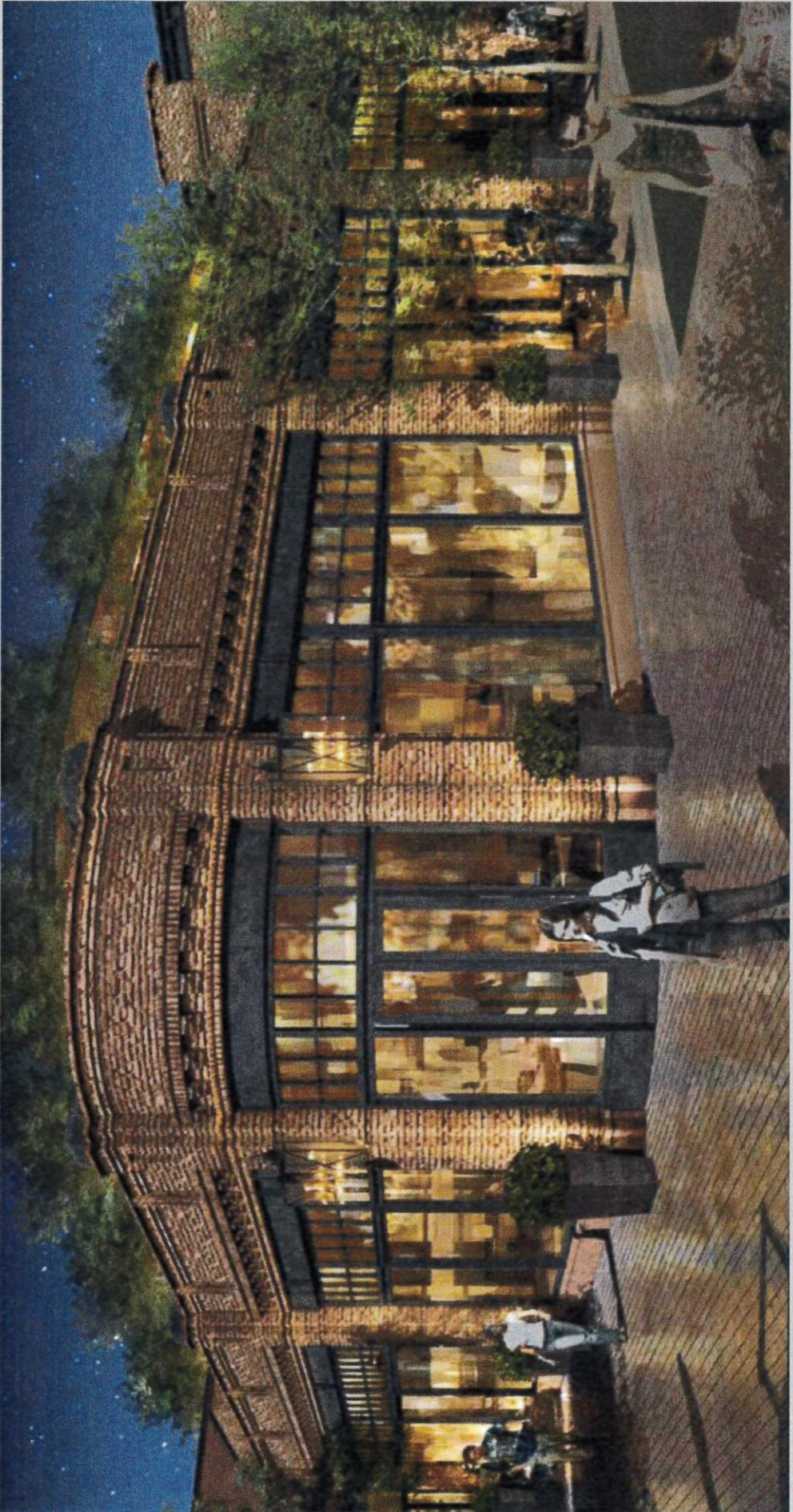
Ogden & Ogden valley have rich history and buildings that are stamped in time. This project will accomplish the same for future generations.

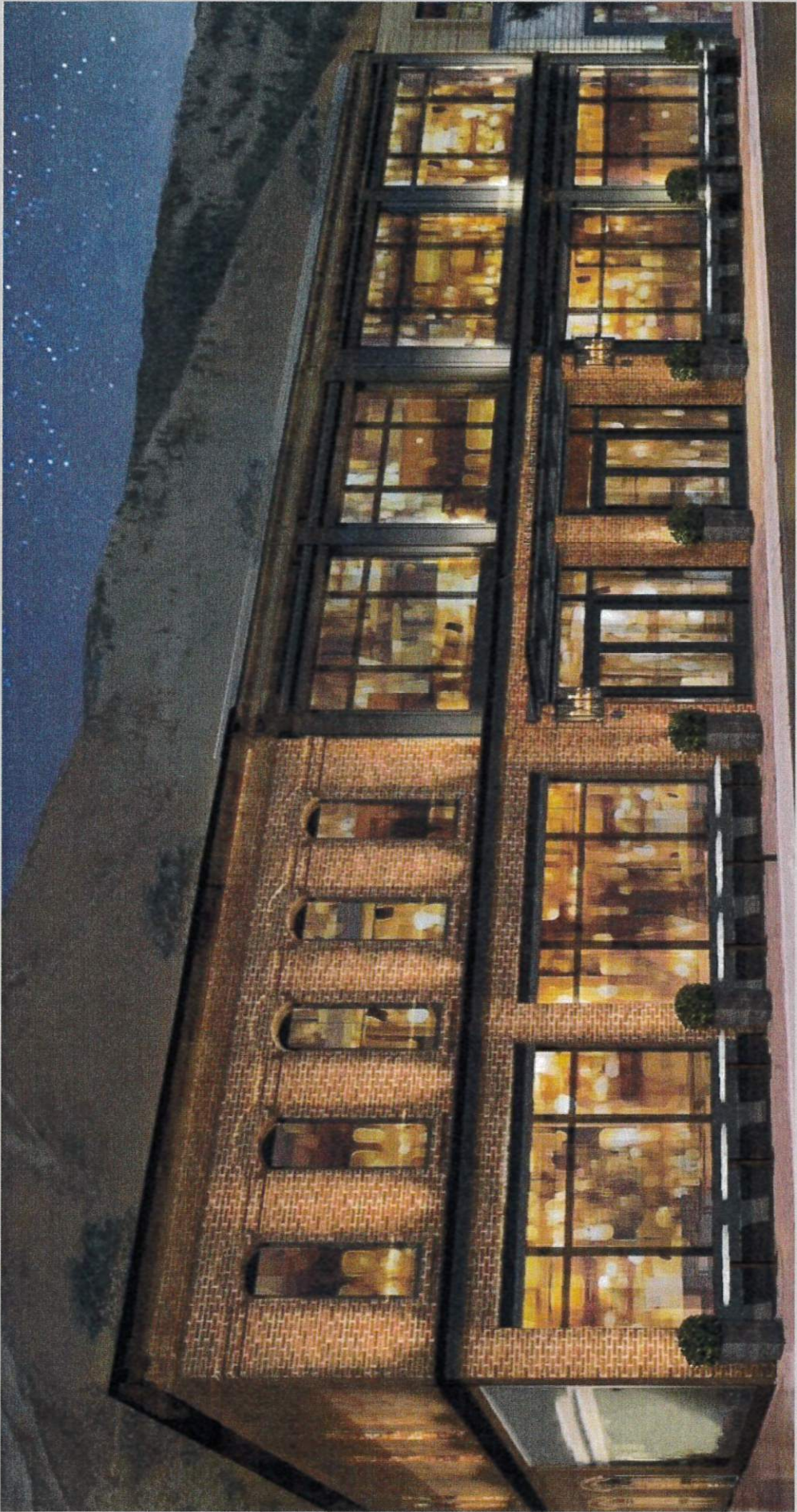


HUNTSVILLE MERCANTILE

The goal will be to add onto Huntsville and create a project that will look timeless and be of similar design to the existing surrounding buildings.







DESIGN BOARD

