

**DRC MEETING WITH CLUB REC 5-14-20**  
**DRC COMMITTEE: TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel Parkinson, TCM Wendy McKay**

**Minutes of the DRC (Development Review Committee) held electronically by Zoom meeting at 6:30 PM regarding the requirements for an agreement for the Special Overlay Zone for Club Rec Parcel #240140028.**

**Attending:** TCM Richard Sorensen, PCM Sandy Hunter, PCM Larel Parkinson, TCM Wendy McKay, Paul Avner, Casey Pratt

Beckki welcomed the committee. She announced the start of the meeting and the Live Stream to Huntsville Town's YouTube Channel. This is a public meeting that was noticed. Minutes will be kept. Beckki stated Mayor Truett asked TCM Richard Sorensen to chair this committee. Beckki turned the meeting over to Richard.

TCM Richard Sorensen called the meeting to order. He reiterated that Mayor Truett asked him to chair this committee. TCM Richard Sorensen has asked PCM Sandy Hunter to serve as the Vice-Chair and has asked her to take notes for this meeting and process. **(See Attachment #1)**

TCM Wendy McKay motioned to accept TCM Richard Sorensen as Chair for the DRC and Sandy Hunter as Vice-Chair for the DRC. Larel Parkinson seconded the motion. All votes aye. Motion passes.

TCM Richard Sorensen stated the members of the DRC are meeting 30 minutes prior to meeting with Club Rec to formulate a plan for meeting with the developers. He suggested everyone take turns voicing the concerns they have with the overlay zone and the building project. This is the opportunity the Town has to be able to set the standards for this particular overlay zone for Club Rec. TCM Richard Sorensen stated committee members should have seen preliminary plans from Club Rec for the boat storage building. PCM Larel Parkinson stated they have not seen a permanent plan. He believes the committee needs to see the site plans and building plans from Club Rec before the committee can make suggestions or a determination.

Beckki made the suggestion that the committee put together a list of the concerns that they or the neighbors might have and then discuss them with Club Rec. Club Rec can take these concerns into consideration as they develop a plan. Then Club Rec could contact the committee when they are ready to present the plan for feedback.

The list of the concerns from the Committee are:

1. The design of the building.
2. Landscaping
3. Asphalt or cement plan for the lot – PCM Sandy Hunter commented that the existing building only has cement around the building but the green grass on the other parts of the lot looks good. The “all cement” look at the existing building does not look nice

and a total cement lot is not something that she wants to see. She would like to see some green space. TCM Wendy McKay agrees with PCM Sandy Hunter's assessment. TCM Richard Sorensen stated the committee would need to ask about the turning radius. Per the site plan previously submitted, there is 60 feet between the buildings, and they have a lot of room to turn.

4. A plan for the water drainage on the lot
5. The set back off of 7300 East and 100 South need to be back as much as possible to keep the feeling of openness. Sandy commented the old building is set back really well off of 100 South. It would be great if the new building was in line with the set-back existing building. She is not sure if that is possible with the dimensions.
6. Proper Lighting
7. The set back between the lots. PCM Sandy Hunter stated the Huntsville Code provides a set back of 10 feet if the commercial lot is adjacent to a residential lot. This committee would like that to stay at least 10 feet. Sandy commented that there are some existing trees between the lots.

PCM Sandy Hunter motioned to adjourn the pre meeting. PCM Larel Parkinson seconded the motion. All votes aye. Motion passes. **Meeting was adjourned at 6:58 p.m.**

**Paul Avner joined the DRC Meeting.**

**TCM Richard Sorensen welcomed everyone to the main meeting with the DRC and Club Rec. Attending is Sandy Hunter, Larel Parkinson, Wendy McKay, Richard Sorensen and Paul Avner.**

Richard started by giving a history of the request of the overlay zone by Club Rec. He then turned some time over to Sandy to review the list of the concerns the DRC had with regards to the building project and formulating a plan for zone.

Sandy explained the DRC was concerned with the openness of the lot. She thinks this could be accomplished even with the large buildings if the buildings could be set back at 30 feet. She told Paul the committee recognizes there has to be space for turning radius, but they would like the buildings set back from the street as much as possible. The previous site plan that was given to the PC included 60 feet of space and DRC would like to see less space between the buildings if possible.

Other concerns are as much green space as possible. The buildings be attractive and match each other. Proper lighting is a concern along with cement/asphalt and drainage.

Paul Avner responded to the concerns. They would like to fix the drainage and keep the landscaping. He stated there will be a budget for the project, but they would like the buildings to match and be attractive for the neighborhood.

Paul responded they needed about the 60 feet between buildings. He stated that the 60 feet was needed in order to accommodate boats on the west side of the existing building. There is not the space inside to pull in and out without the 60 feet of radius. The logistics of the old

building just don't accommodate a sharp turn for the trucks and trailers. In the new building, everything will be inside, and it will be easier on the turn radius.

PCM Hunter asked Paul if the new building would line up with the existing building's set back. He responded that they still needed to figure this out. He stated in order to reface the existing building, they will have to come closure to first street. Sandy asked about the previous drawings. (See Attachment #2) Sandy stated the new building is 113 feet by 122 feet. The 122 feet is North to South. The plat map says that the lot is only 132 feet wide which would leave just 10 feet for set-back. Paul responded that the building site plan was drawn when they thought the lot was commercial and only needed 1 foot of set-back. Sandy reminded them that the set-back between a commercial lot and residential lot would need to be 10 feet. Paul stated they are waiting to see what is going to be allowed before they draw up a new site plan.

Richard asked if Club Rec is able to reduce the building size. Paul responded they are trying to decide what they are able to do and then balance the budget with a building. Hopefully the building will accommodate enough boats to make the size of the building worth it to them in a business sense. TCM Wendy McKay emphasized to the committee that they should be careful not to extend commercial loss on Club Rec's part.

The DRC wanted to give Club Rec some parameters for the new drawings. Sandy asked Paul to make the set back between the commercial and residential zone 10 feet. She also asked that they keep the trees on first street (north property line). This would mean keeping a set back from the property line on the north side of the building to 10 feet to accommodate those trees. Wendy McKay wanted to know if these parameters left enough room inside with the dimensions that Sandy has given him. Paul responded that he would work with those dimensions. He is accepting of the set-back on the residential line, but if he is not able to make the space work inside the building, they might need more room on the north side of the building. Sandy replied the DRC might be more flexible on the 100 South street side. Richard agreed with Sandy's assessment but also made the point that 200 South street business are all in line on the street. He believes that it would look nice on the 100 South as well.

Richard asked about lighting and Paul responded they should have minimal lighting. The lighting will be inside the building. Beckki asked if the DRC was concerned with height. Sandy replied the height requirement is 35 feet. Paul stated the building will be taller than originally thought just to accommodate the rustic look of a barn. But they will not exceed the 35 feet.

Richard asked Paul to get the plans together and come back to the DRC for evaluation.

**Meeting adjourned at 7:40 p.m.**

  
Beckki Endicott, Recorder

**Development Review Committee (DRC)**  
**Meeting for Special Development Plan Overlay Zone (SDP)**  
**For Club Rec, May 14, 2020**

Richard Sorenson, Committee Chairman, Town Council  
Sandy Hunter, Vice chairman, Planning Commission  
Wendy McKay, Town Council  
Larel Parkinson, Planning Commission

Applicants: Paul Avner and Casey Pratt (Club Rec)

The DRC members defined the following areas of concern for the Town in adopting an SDP for the Club Rec development and asked Club Rec if they were in agreement with these concerns:

- 1) Landscaping—Club Rec agreed they wanted to keep the 4 trees on the north side of the property. They mentioned building a wall on the south for aesthetic value to the residential parcel to the south.
- 2) Lighting—Club Rec did not see any problem with lighting. They do not plan to add any additional outside lighting to the property. They want to add the new building and all new lighting will only be inside the new building.
- 3) Asphalt—Club Rec plans to place asphalt around the old and new building where driveways are needed and keep as much other areas green.
- 4) Drainage—Club Rec wants to address all drainage issues with the new asphalt/cement
- 5) Existing building to match new building—Club Rec wants to extend front of existing building maybe 10 feet to the north so it can be designed to fit the design of the new building.
- 6) Setbacks—Town wants to keep the 10-foot setback on the south boundary of the parcel adjacent to the residential lot. The Town would like to have a 10-foot setback on the north side of the property and as much setback on the west boundary as possible. The DRC noted the library sits close to 100 S Street. The new building is set 60 feet to the west of the existing building. Club Rec says they need the 60-foot distance between the two buildings due to the requirement of backing large boats into the west bays of the existing building. Club Rec is going to work with their designer to see what they can do with the dimensions of the building to accomplish its mission and try to meet the desired setbacks. They will bring that information to the DRC.

Club Rec said the building will be taller than 19 feet at the center. It will probably be about 25 feet tall in the middle.

The DRC will meet again when Club Rec has a good site plan with dimensions of the new building.



**STEEL CONCEPTS**

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 SUITE 100  
 HUNTSVILLE, AL 35894  
 PHONE: 256-887-8888  
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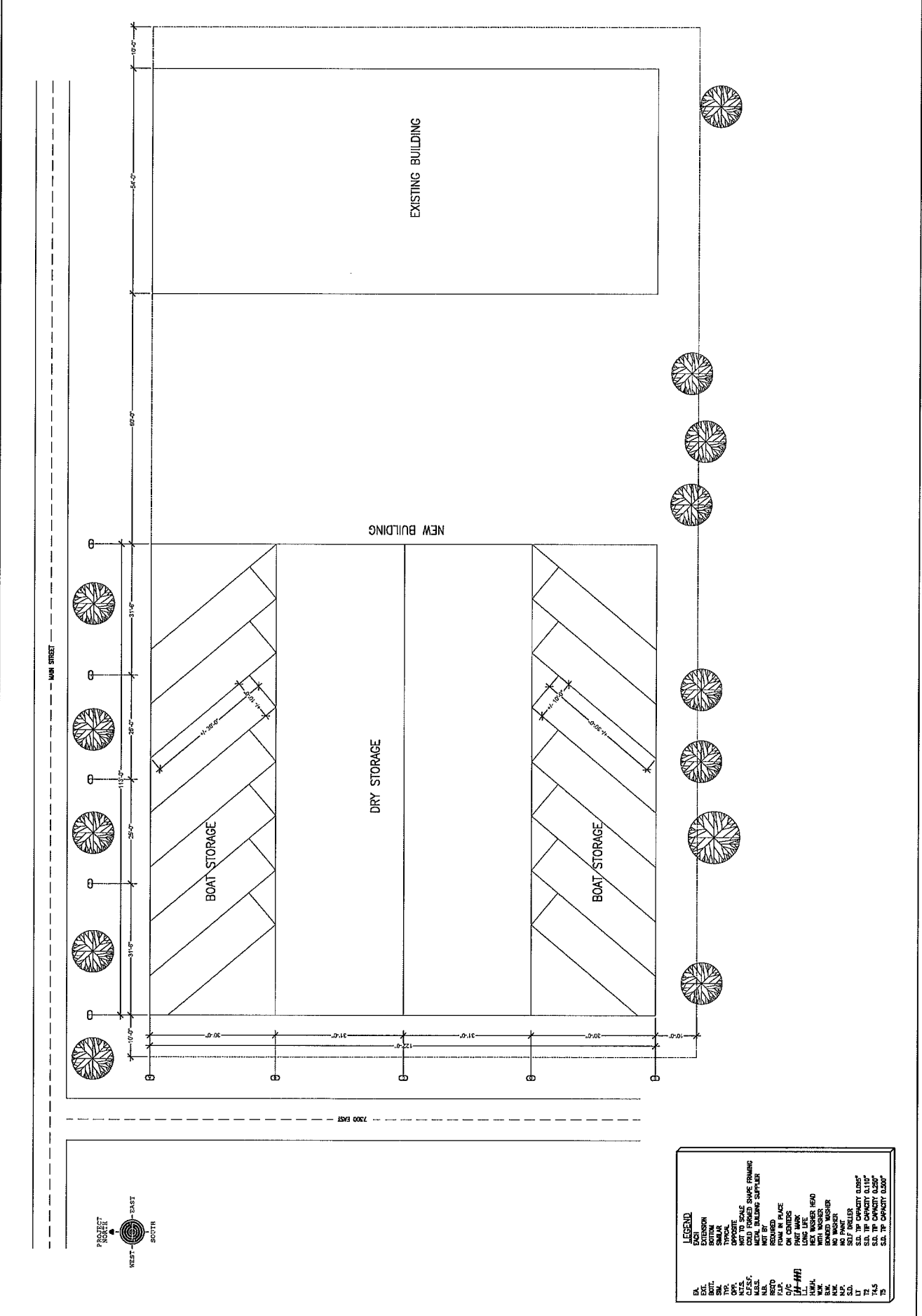
PROJECT NO: 08-2020-016  
 DATE: 08-20-2016  
 DRAWING NO: SS101

Client: SB  
 Designer: BB  
 Checker: BB

**HUNTSVILLE BOAT STORAGE**  
 PLOT PLAN  
 7350 EAST 100 SOUTH  
 HUNTSVILLE, UT 84317

Rev	Date	Description
1	08/20/16	ISSUED FOR APPROVAL
2	08/22/16	REMOVED ROOF RIGGS @ MIDDLE PORTION
3	08/22/16	

SS101  
 DRAWING NO.



**LEGEND**

EA	EACH
EXT	EXTENSION
SM	SMALL
SMAR	SMALL
TRYP	TYPICAL
MT	NOT TO SCALE
MTS	COLD FORMED SHAPES FRAMING
CLSC	CLASSED
ALSC	ALUMINUM SUPPLIER
RETO	REMOVED
CP	CONCRETE
PL	PLACE
CP	CONCRETE
PT	PART
MARK	MARK
LONG LIFE	LONG LIFE
HEAD	HEAD
W/M	WITH WOODER
W/M	WITH WOODER
NO PAINT	NO PAINT
NO PAINT	NO PAINT
SELF DRILLER	SELF DRILLER
0.50"	0.50"
0.75"	0.75"
1.00"	1.00"
1.25"	1.25"
1.50"	1.50"
1.75"	1.75"
2.00"	2.00"
2.25"	2.25"
2.50"	2.50"
2.75"	2.75"
3.00"	3.00"
3.25"	3.25"
3.50"	3.50"
3.75"	3.75"
4.00"	4.00"
4.25"	4.25"
4.50"	4.50"
4.75"	4.75"
5.00"	5.00"

