

WORK SESSION—JUNE 17TH, 2019

Minutes of the Huntsville Town Council Work Session, held at the Huntsville Town Hall, 7309 East 200 South at 6:00 P.M. June 17, 2019 regarding Hyde Development Phase II.

Attending: Mayor Truett, Bill Wangsgard, Blake Bingham, Ramona Clapperton-Clerk, Liz Poulter, Sandy Hunter, Rex Harris, Doug Allen, Bill White.

Mayor Truett welcomed all in attendance and turned the time over to Rex to lead the discussion on the Hyde Development phase II.

Rex explained that the initial plan for phase I was the Hotel. Because the Hyde's still had space available on the lot, Phase II was planned to be a restaurant and some office space. The Hyde's have now contacted Rex. They have a new plan that Rex states is not allowed by our ordinances.

He showed those in attendance a drawing of the original plan and the current plan. The Hyde's would like additional rooms for their hotel. This is not allowed currently by our ordinances. The allowable use table does not allow for any hotels in Huntsville.

To give those in attendance some perspective, Rex reviewed the history of this lot that the current hotel resides on. He stated it was once owned by Huntsville Town. The Town sold it to the Hyde's. There were many public hearings about what Huntsville Town would like to see on that lot. Jeff Hyde made an offer and the Town sold the property. In 2013, the Council passed a provision in the law for an overlay use zone. The Council did this because they recognized that whatever was done on this lot of the Hyde's, would be an exception and unique to the use table. Between 2013-2015 the Council worked a lot with the Hyde's on a development plan. At the end of 2015, Huntsville had a development agreement with the Hyde's that included mixed use. Huntsville anticipated there would be residential and commercial use. There was much conflict about this development with Huntsville Town Residents during the public hearing process. The Hyde's sensing that mixed use wasn't popular, backed off for a time. Then after some time passed, the Hyde's reconsidered. The Hyde's went back to the use table and decided on a hotel, which was allowed on the allowable use table at that time. By the end of 2017, the Hyde's came with a plan and went through the building process. The hotel is now open as of January 2019.

After reviewing the Hyde plans on the allowable use table, Huntsville amended the allowable use table to not allow hotels of any size within the Town. Rex commented that at the time the discussions on the Planning Commission and Town Council had to do with hotels and the allowable use table, not just not wanting hotels. He stated they wanted to think about where a hotel would be appropriate and not just "pop up anywhere." The Planning Commission and Town Council decided that they would go back to the overlay zone if the use of a hotel was appropriate.

Now, the Planning Commission and Town Council need to think about whether an addition to the current hotel is appropriate for the overlay zone. Rex stated this would have to go

through a public process. He believed the public needed to be clear on a few circumstances. He believed that the public would need to understand that even though the use table prohibits hotels, that the Planning Commission and Town Council decided to have an overlay zone so that hotel use could be regulated.

Sandy remembered the Planning Commission wanted to pass a Hotel Zone so that when someone wanted to build a hotel, they would have to come to the Planning Commission to rezone their use. Coming to the Planning Commission would allow the PC to work with the land owners. Bill White recalled the public uproar over an issue of condos. When the Hyde's approached the town in the end with their attorney, they found a way to develop their property within Huntsville Ordinances. The public was taken out of the discussion and the hotel was built.

Rex stated the Hyde's drain field is sized to the restaurant that they wanted to build. They stated they would use less water in the restaurant than in the hotel. The Hyde's want to develop and build a two-story building that would accommodate families. They want to have a total of six three-bedroom units in the buildings to accommodate families. Rex believes the Hyde's feel the extra rooms added to the hotel would be more successful than the restaurant. The overlay zone will allow the Town to work with the Hyde's on the look, use, landscaping and parking.

Mayor Truett commented that the Town Council wants to support what is going to be sustainable. He stated that he liked the family suite idea. He believes that families travel together and this would be beneficial to them.

Blake stated he sees that the parcel was subdivided back in 2017 and asked if that was approved by the Planning Commission. Rex responded that the subdivision was not approved. Rex has spoken with Jeff Hyde about the subdivision and suggested to him the Town would not want to move forward into phase II without the parcel being reconsolidated. Rex stated Jeff was okay with this idea. Rex stated the reason the parcel was split for financial reasons. Blake stated that Jeff was very well versed in Huntsville Ordinances. He stated he was upset that Jeff would subdivide without going through the Town.

Doug mentioned the septic tank was separated from the main property. He was upset the County would allow that. Doug stated originally the plan of the Hyde's was pitched to benefit the residents of this Town. Doug felt that a restaurant would benefit the residents. The new plan does not directly benefit the residents. He is disappointed with the choice of development.

Bill White expressed concern there will be large number of naysayers in Town and that will be challenging for the Town Council and the Planning Commission. His other concern is that this hotel is a difficult business model. He explained adding family suite is an opportunity for other investors to get involved in the financing of the hotel. He stated this is a common business model in Park City right now. Investors will be allowed to stay in the suites any time they are in Town. Bill commented if the business was to fail, it would be devastating to the Town. The Town needs to find a way to work with the Hyde's. Mayor Truett commented

that he believed the Hyde's would be able to make it work. They have been very successful in the past. Rex stated the Hyde's want to build in 2020.

Sandy wanted to know how 15.29.5 of the Huntsville Town Ordinance would work. Blake responded that they would negotiate with the Hyde's and then there would be a public hearing on the plan. Blake offered his support for the current plan despite the subdivision in 2017.

Rex suggested that the Planning Commission and the Town Council be working together on this project. He sees a need for the Town Council to make a recommendation to the Planning Commission on the direction they would like to go so they are ready when the Hyde's present their formalized plans. Blake recommended an ordinance be drafted in advance and the Town Council and Planning Commission come together to work on that ordinance. When both Councils come to an agreement the ordinance can go before the Planning Commission in a Public Hearing.

Rex also recommended fact sheets be developed before the Public Hearing. He believes that a mistake was made in the past by not allowing the public to view the ordinances before the hearing and developing the reasoning for that ordinance.

Mayor Truett made a motion to now adjourn the work session and go into a closed-door session. Blake seconded the motion. All votes aye. The session is now closed.

Meeting was adjourned at 6:40 p.m.

Beckki Endicott, Recorder