

**WORK SESSION – March 8, 2021**  
**Town Council – Sage Development Annexation Proposal**

Minutes of the Huntsville Town Council Work Session held at Town Hall 7309 East 200 South, Huntsville, Utah at 7:00 PM. The meeting is regarding the possible annexation petition for Sage Development.

Attending at Town Hall: Mayor Truett, TCM Max Ferre', TCM Richard Sorensen, TCM Blake Bingham, TCM Wendy McKay, Attorney Bill Morris, Lt. Hutchinson, Rex Harris, Doug Allen, Angel Truett, Brandi Hammond, Beckki Endicott-Recorder, Colin Wright

Mayor Truett opened the meeting and introduced Colin Wright with Sage Development.

Colin stated he is from C.W. Land Co. out of Kaysville and Fruit Heights. They do a lot of development in St. George, Park City and Utah County. Colin said that last summer he came up here with his father-in-law and fell in love with the Valley. He grew up waterskiing here. His father-in-law would like to retire here. They found the piece of property across Highway 39 between 100 South and 500 South. They have purchased the property and went to Weber County to work on the development plan. The County suggested they come to Huntsville and present their plan. Colin presented the plan several months ago to the Town Council. Since that time, they have finalized the sale and put together additional details answering some of the questions the Town Council and Planning Commission had for them at the time. He is hoping tonight's presentation will answer some of those questions. **(See Attachment #1)**

The location for the development runs between one of the two busiest corners in the valley, 100 South/Highway 39 and 500 south/Highway 39. Colin showed the Town Council the concept plan with 21, 3.5 acre lots. The trails surrounding the development tie into the County and Town's walking/biking trails. They are proposing a private road that will run north and south through the development.

The development will be an HOA and the developer is proposing the HOA maintain the bridges, hiking trails, road built to city standards, and open space. He stated sometimes HOA's get a bad rap and do fail. He believes all large master communities have HOA's and that is the standard. They charge a reserve fee to the buyers every time a home closes. The fee is 1% of the price of the home. The fee goes straight to a fund for the reserves. Colin states he does this all the time to insure financial viability.

Attorney Morris stated he is concerned about HOA's because he has seen them fail. He would like to request that in the development agreement, there be a clause added that in case the HOA failed, a special services district be added. He asked Colin if he would be opposed to that. Colin replied that adding the special services district is part of the plan. Rex Harris also expressed concern about an HOA. Attorney Morris stated that a special services district would be a tax that the developer would pay on the remaining lots. The property tax the developer would pay would go to manage the services the HOA provided.

Colin Wright addressed the wetlands. He could not finalize any delineation until the Spring, and they started their purchase in the Fall. The developer put together a 300-page report with

Martin-Nicholson and are scheduled to walk the property with them in October. He showed an ariel view of the wetlands. Colin stated there is a spring that is running through the property that used to have a pipe that has been closed. They believe that the wetlands have grown because the water flow has not been corrected. Sage Development is working with the Army Corps of Engineers. The company will comply with any direction the Army Corps of Engineers gives them. Mayor Truett asked what percentage of the development is located in wetlands and Colin reported that 16% of the development is in wetlands status.

Attorney Morris asked about mapping the wetlands on the plats for private property. Colin stated they were planning on recording the wetlands on the plats. Attorney Morris would like this addressed in the development agreement. He stated that many times people are unaware of the wetlands status and what they can and cannot do to those areas. He has seen where private owners have filled their wetlands areas. Attorney Morris suggested using conservation easements over wetlands areas. TCM Wendy McKay volunteered to get information to the Ogden Valley Trust to Colin regarding conservation easements.

Colin pointed to the road drawings in the packet. The road has a 66-foot ROW which Colin stated was city standard. Rex stated that per Huntsville Town Code, the city standard is 66-foot for minor subdivisions, but this is a major subdivision and should be 99-foot ROW. Colin asked if this was on the General Plan Master Plan map. Several Town Council Members wanted to address the Huntsville Code for 99-foot ROW. Rex stated the definition of major and minor subdivisions are in the code. The General Plan would need to be changed to make the ROW's all the same. Colin Wright asked about whether the development agreement could be used to allow for the 66 ROW in their development. Attorney Morris stated Huntsville will have to amend the code to include a private road.

TCM Blake Bingham stated there are many things in the presentation that do not follow the Huntsville Code. Chairman Allen asked about the UDOT study for a round about at 100 South and Highway 39. Colin Wright stated they have an appointment with UDOT to talk about the development and the traffic flow.

Colin went on to discuss the gates on the development. The Planning Commission had previously discussed their concerns with the gates on the development. The Sage Development would still like to keep the gates. TCM Wendy McKay believes the gates are a safety issue, especially since the weekend traffic on 100 South back towards Causey is very heavy. She is worried that many people would want to come and cut through the development.

During the last presentation, questions came from the Town Council and Planning Commission regarding the property taxes. Colin states that the value of these homes will be 1.5 million. The assessed value would be 55%. If all the homes were primary homes the rate would be \$20,000 per year. If all the homes were secondary, the rate would be \$36,000. Rex asked how much the Town received from commercial sales tax. Mayor Truett answered \$98,000. Rex asked what the ratio between property tax per acre and sales tax per acre would be. Mayor Truett did not know. Rex stated that in the General Plan, that land was set aside to be annexed in as commercial property. The General Plan would need to be changed to make

this project consistent. TCM Wendy McKay stated the residents do not want big box commercial projects in Town.

TCM Bingham commented the public may not want the annexation. Chairman Allen stated the development is going to be there whether we annex or not.

Chairman Allen wanted to know why Colin Wright wanted to be in Huntsville Town versus the County. Colin stated when he approached Brandi Hammond with the idea of development, he stated the idea was Townhomes. She discouraged him from doing that because of the community aspect of the Valley. Brandi encouraged 3 acre lots. Colin said that Sage Development does not have a big preference between the Town or the County. He stated they are only trying to be good neighbors. Rex commented the development could be good neighbors whether they are in or out of the County. Rex asked again what the draw to being in Huntsville Town is. Colin stated again they do not have preference. He sees that there are three options.

- 1) They can go back to WC for full utilities.
- 2) They could get water from Huntsville Town and the rest of the utilities from WC.
- 3) They could annex into the Town of Huntsville.

Rex asked the same question to Brandi. She said she is a local. She knows that Huntsville is in charge of its own processes and growth. She understands the Valley does not have good representation from the County. She believes the County could approve a big box commercial development for this parcel of land if Colin does not develop this land into residential lots. She would like to see this piece of property be residential lots.

Rex asked what the development would do if they did not get water from Huntsville Town. Colin answered they would provide wells. Rex asked what the likelihood of that was, and Brandi responded they do this all the time. There was another development in Eden that just got the well rights for their development.

Mayor Truett explained to Colin this does put a lot of pressure on the Planning Commission. Attorney Morris will be available to the Planning Commission to help them navigate this petition.

Colin wanted to make a few more points. The development has sufficient secondary water rights and will install a secondary irrigation system. Sage Development would be making a payment of \$10,000 at the time of the planning and then \$10,000 per home for culinary water to Huntsville Town. Mayor Truett pointed out that Huntsville would not be responsible for the road or upkeep with the HOA system in place.

TCM Bingham pointed out there are flag lot issues on the housing layout. TCM McKay stated the lots are bigger than other Huntsville Residential lots and asked what the requirements are for frontage. Attorney Morris suggested there might have to have an amendment to the code to allow for PRUED's which would allow a private road to determine their own frontage. Colin stated he felt that they could do this through a development

agreement. If they changed the ordinance it would allow other developers to do the same in the Town.

Colin stated to execute the Sage Development Plan it is going to take

- 1) Annexation Petition
- 2) General Plan Amendment
- 3) Two code amendments
- 4) Rezone
- 5) Development Agreement.

Attorney Morris explained there is a case that came out of Moab that states all these processes have to take place together. If it does not happen together, it cannot happen.

TCM Bingham asked Colin about the secondary water shares. Colin shared they have 56 shares and there are 80 acres in the development. Colin did not know if the wetlands delineation might play into those figures. He has a letter regarding the water shares that he would share with TCM Bingham.

Mayor Truett asked Rex if he has any more questions for Colin. Rex stated he has a million questions, but they are not necessarily for Colin. They are for the Town. Colin ended the presentation and told those in attendance that he hoped they had enough information to make a good decision. Chairman Allen wanted those in attendance to think about how beautiful the Cardon property is and how it has been transformed over the years. Colin stated the Cardon property gave him a vision of how great the development could be.

Mayor Truett invited Colin to submit an annexation application. TCM Blake Bingham suggested that a packet be developed, and some coordination be done. Colin suggested that everything be done on one night. He stated that Huntsville's code is probably antiquated, and they needed to sit down and figure out what needs to be adjusted.

Attorney Morris stated the development agreement will address the zone. He will need a public hearing for the development agreement, annexation, and rezone all at the same time. There was discussion about how to proceed. Attorney Morris will look for a drafted development agreement with Colin Wright's attorney. The plan is to have the public hearing scheduled for April 22<sup>nd</sup>, 2021, the night of the regular Planning Commission Meeting.

**Meeting was adjourned at 7:55 p.m.**

  
Beckki Endicott, Recorder

# SAGE



---

A neighborhood design inspired  
by ranch living.

C.W.  
LAND  
CO.

# HUNTSVILLE WATER

The Sage Development is willing to pay \$20,000 per lot for a water connection fee.

That fee will be paid in the following manner:

- \$10,000 at the time of plat recordation
- \$10,000 at the time of each building permit

## DEVELOPMENT AGREEMENT

It is anticipated that a development agreement will be approved by the town council for this project. The development agreement will provide for the following:

- The private roads will be built to City Standard.
- If the HOA fails to maintain the roads, the city would have the right to create a special improvement district and to maintain the roads and the removal of snow from those roads.
- Detail would be given to the wetland preservation.
- Detail would be given to the water fee agreement.
- CC&R's will be created and will require secondary water to be used for all outdoor water usage.

## UDOT COORDINATION

The project will continue to coordinate with UDOT region 1 for access onto the state road. A pre-application meeting with region 1 has been obtained. An access permit will be obtained prior to construction.

# WATER SHARES

Section 4 indicates irrigation water is provided by Huntsville Irrigation with 32 shares. Huntsville Irrigation Company stock certificates #C270, #302D, and #C15 associated with this property provide 8, 12, and 12 shares respectively. As each share corresponds to 0.5 acres this is a total of 16 acres.

# WATER RIGHTS

Water rights for the project include 35-4541, 35-4542, 35-7300, and E2879 (35-9461). A table is provided below with information on the amounts of water provided by the various rights/shares. The usages include domestic, livestock, and irrigation. The source for water right 35-4541 is Huntsville Spring Creek. The source for water right 35-4542 is listed as a 4' diameter, 24' deep well. The source for water right 35-7300 is listed as a tributary spring of the Huntsville Spring Creek. The source for water right E2879 (35-9461) was originally Pineview Reservoir, but has been exchanged for an underground well. The information for these water rights was obtained from the Utah Division of Water Rights database, and is only as accurate as the source data.

| Water Right/Share               | Flow (cfs) | Domestic (EDU) | Stock Water (ELU) | Irrigation (Acres) |
|---------------------------------|------------|----------------|-------------------|--------------------|
| 32 Huntsville Irrigation Shares | -          | -              | -                 | 16                 |
| 35-4541                         | 1.6        | -              | 50                | 40                 |
| 35-4542                         | 0.015      | 1              | -                 | -                  |
| 35-7300                         | 0.02       | -              | 200               | -                  |
| E2879 (35-9461)                 | -          | -              | -                 | 0.18               |

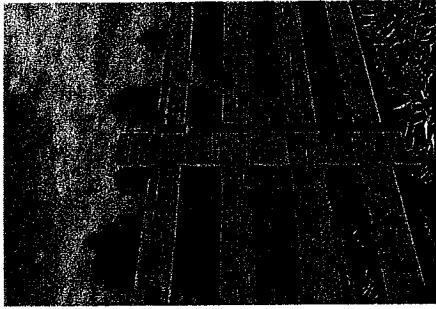
# PROPERTY TAXES

Huntsville currently collects a tax at a rate of 0.001161 of assessed value from its residents. For second homes and non-primary residents the assessed value is 100% of market value, and for primary residents it is 55% of market value. Upon buildout of all 21 proposed units, the projected additional tax revenue to Huntsville will ranging from \$20,100 - \$36,500 annually, depending on the number of primary residents. It is anticipated that the majority of homes built will be secondary rather than primary and would therefore be closer to the projected \$36,500 annually.

| Huntsville Tax                | Value        | Assessed Value | Tax Rate | Yearly To Town |
|-------------------------------|--------------|----------------|----------|----------------|
| Primary Resident (1 Unit)     | \$1,500,000  | \$825,000      | 0.001161 | \$957.83       |
| Primary Resident (21 Units)   | \$31,500,000 | \$17,325,000   | 0.001161 | \$20,114.33    |
| Secondary Resident (1 Unit)   | \$1,500,000  | \$1,500,000    | 0.001161 | \$1,741.50     |
| Secondary Resident (21 Units) | \$31,500,000 | \$31,500,000   | 0.001161 | \$36,571.5     |



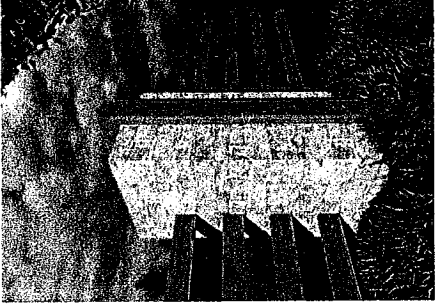
# SITE FURNISHINGS



FENCE TYPE



LOW LIGHTING



FENCE COLUMN TYPE



LIGHT POLE WITH  
SCONCE



ENTRY COLUMN TYPE

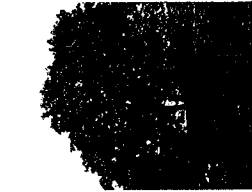


LOW LIGHTING

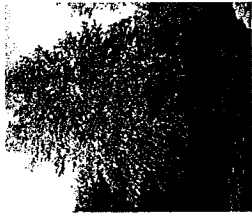


GATE

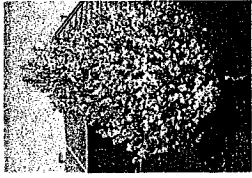
# PRELIMINARY STREET TREES



Norway Maple



River Birch



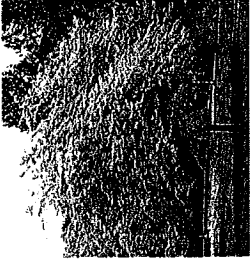
Flowering Pear



Norway Spruce



Green Ash



Honeylocust



Flowering Crabapple



Columnar Swedish Aspen



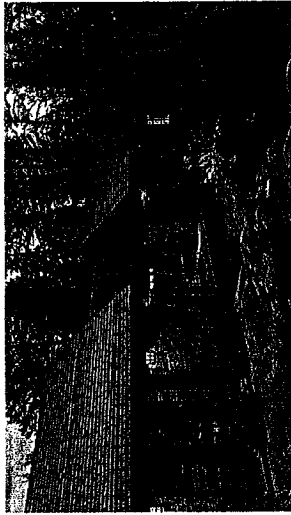
Oak species



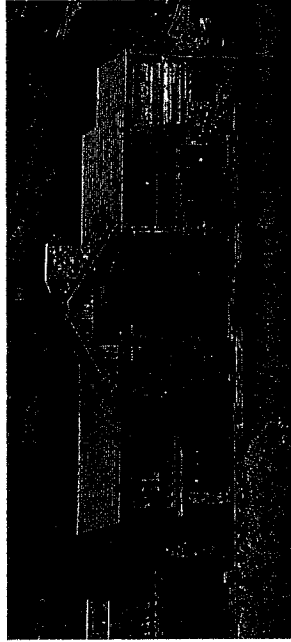
Little Leaf Linden



Hawthorn

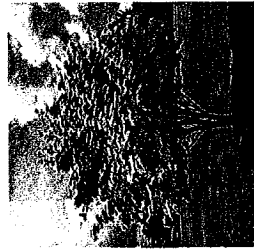


# PRIVATE HOME DESIGN VISION



# CONCEPTUAL LANDSCAPE PALETTE

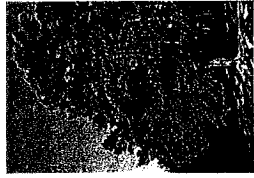
## PRELIMINARY TREES



Kousa Dogwood



Austrian Black  
Pine



Scotch  
Pine



White Poplar

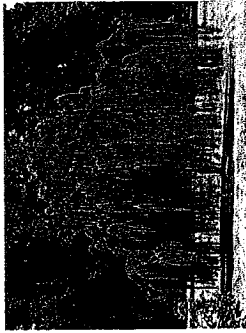


Fremont  
Cottonwood

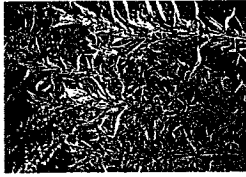


Quaking Aspen

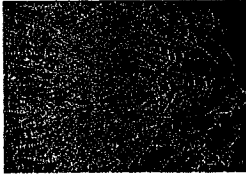
## PRELIMINARY SHRUBS



Weeping Willow



Silver  
Sagebrush



Crazyblue  
Russian Sage



Dwarf Arctic  
Willow

# CONCEPTUAL LANDSCAPE PALETTE

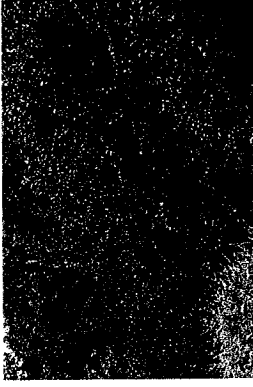
## Shrubs & Groundcover



Amur Maple



Chokeberry



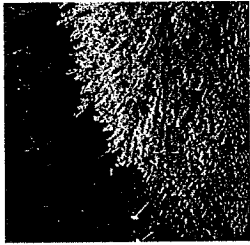
Japanese Barberry



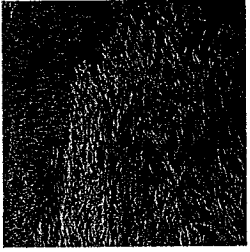
Blue Mist Bluebeard



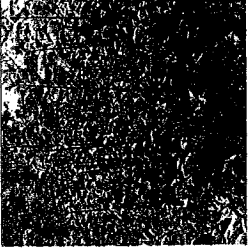
Burning Bush



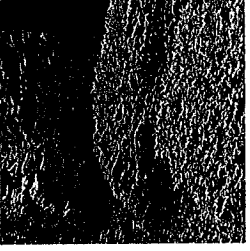
Forsythia



Juniper species



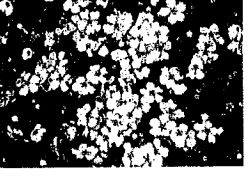
Ninebark species



Spruce species



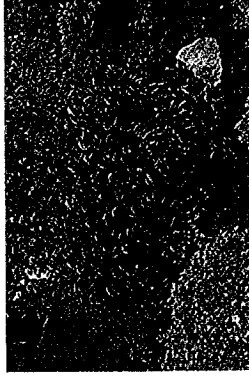
Scotch Pine



Potentilla species



Dogwood



Sand Cherry



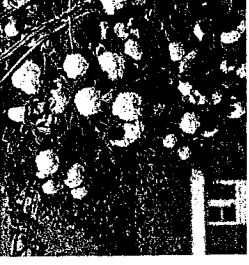
Alpine Currant



Elderberry

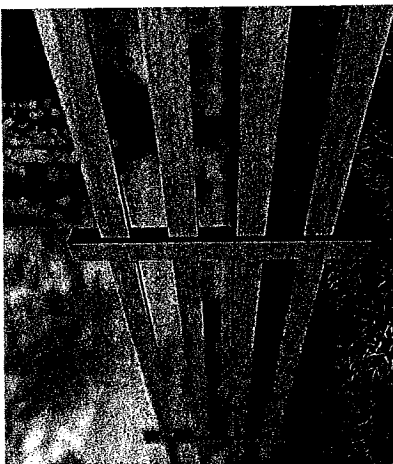


Spirea species

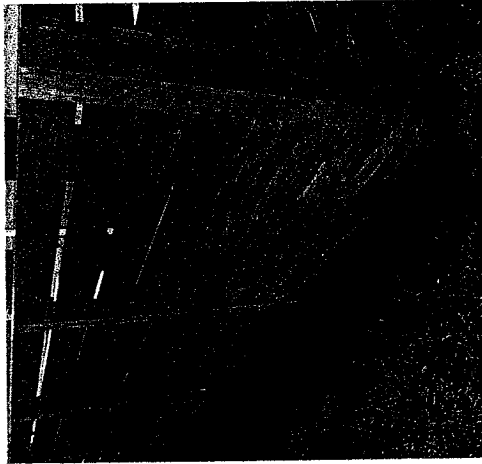


Snowball Bush

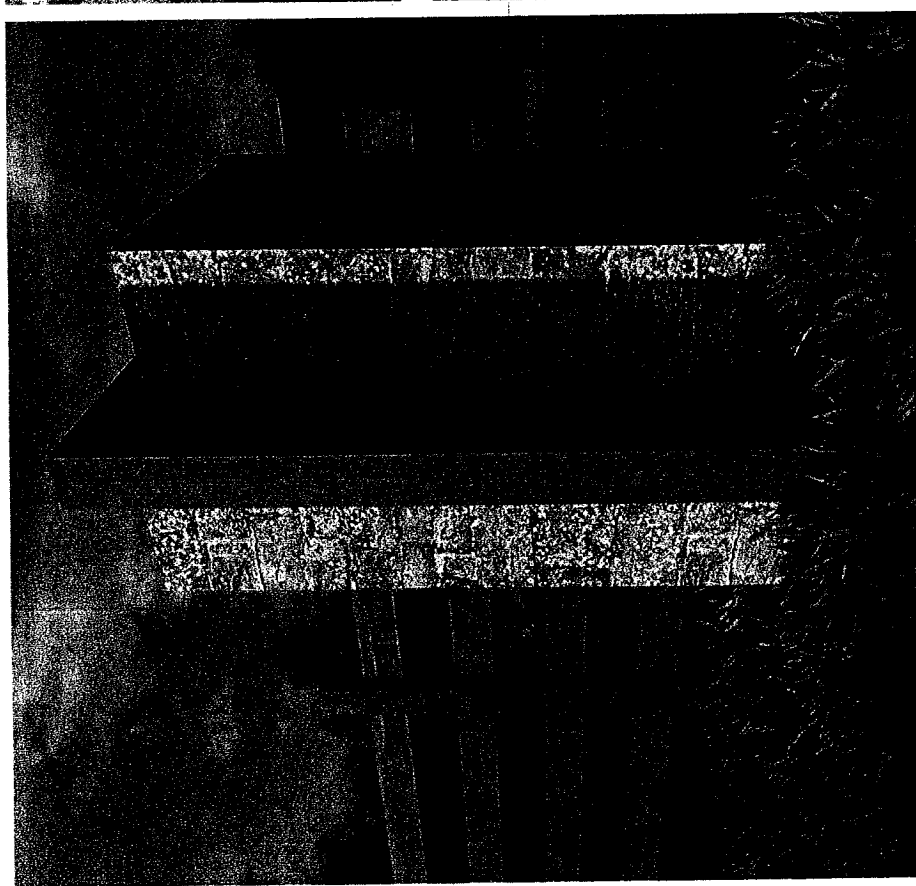
# MASTER FENCING PLAN



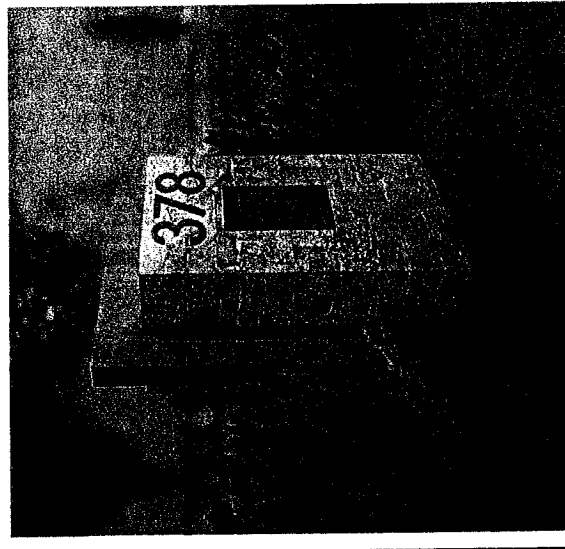
PROPERTY LINE FENCE



PRIVACY FENCE



PERIMETER SAGE BRANDED FENCE

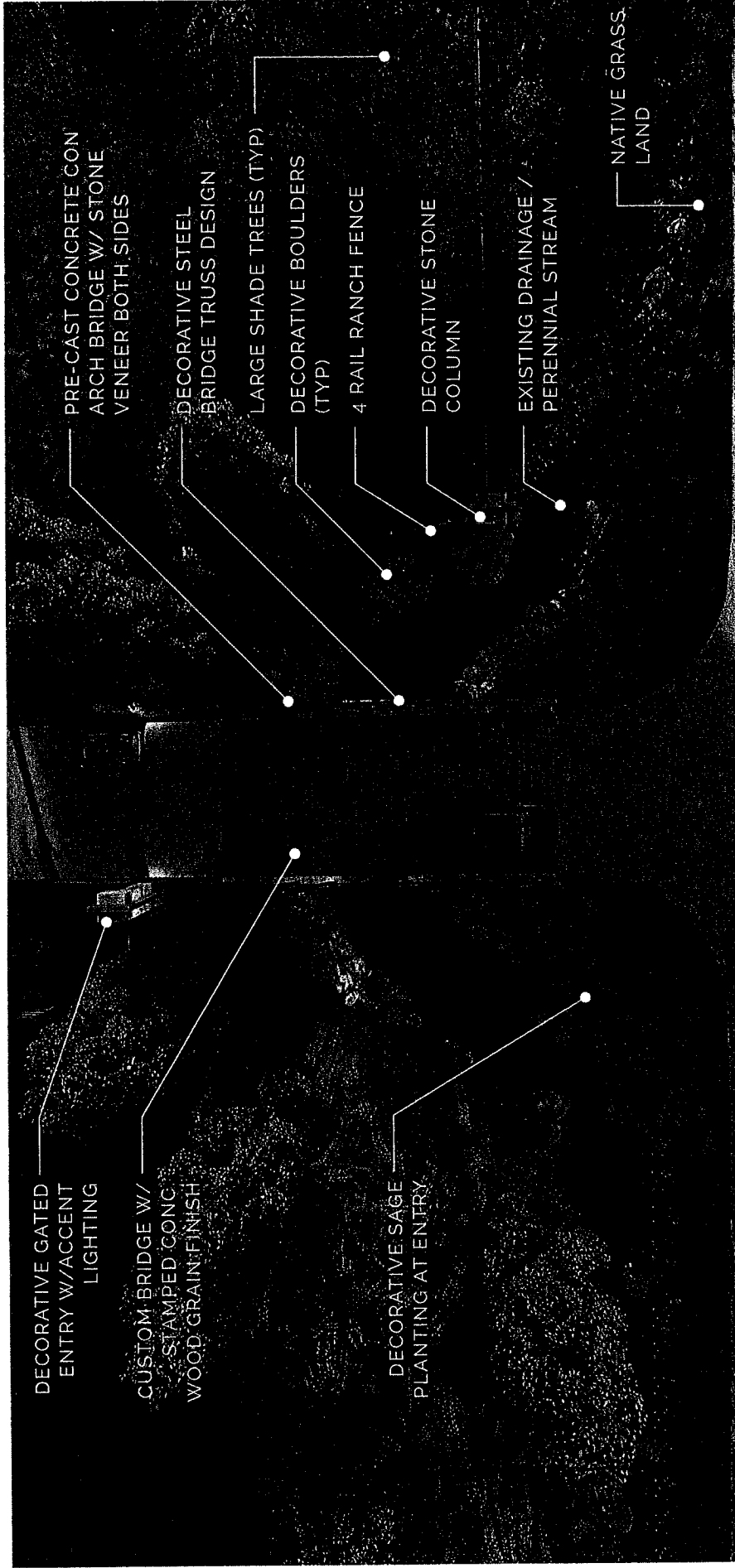


MAIL BOX / RANCH LOT NUMBERS

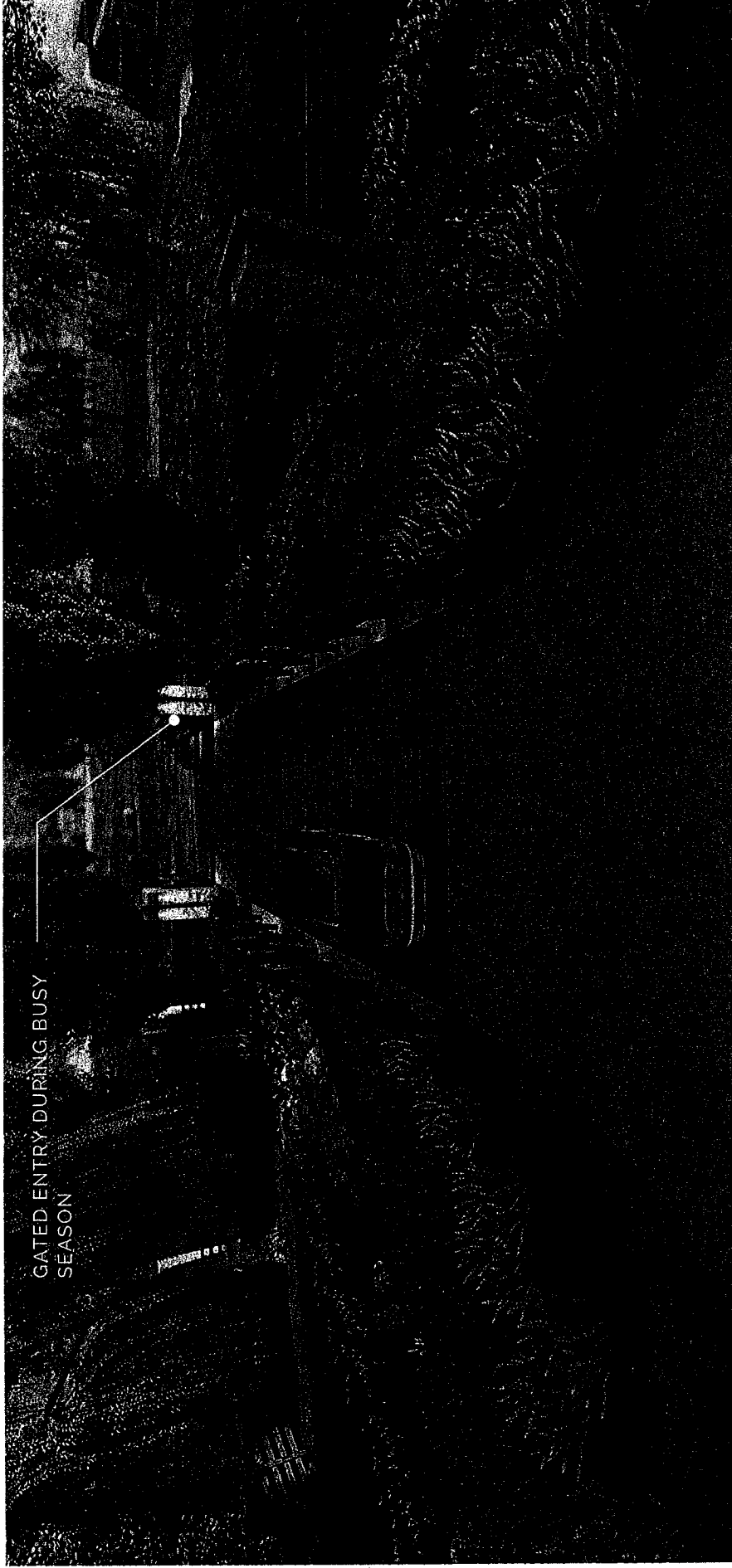
FEB 25, 2021

SAGE

# NORTH ENTRY

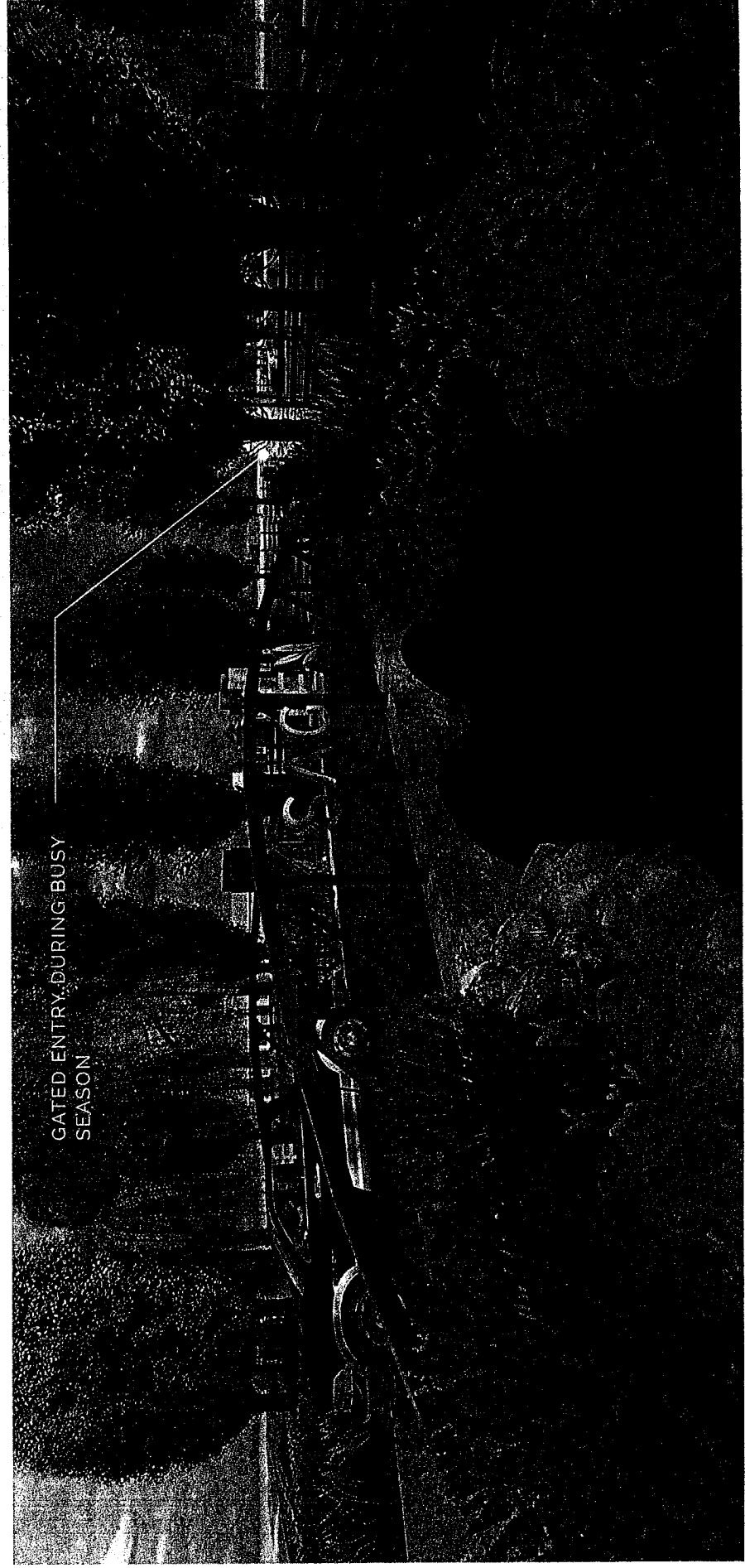


## NORTH ENTRY

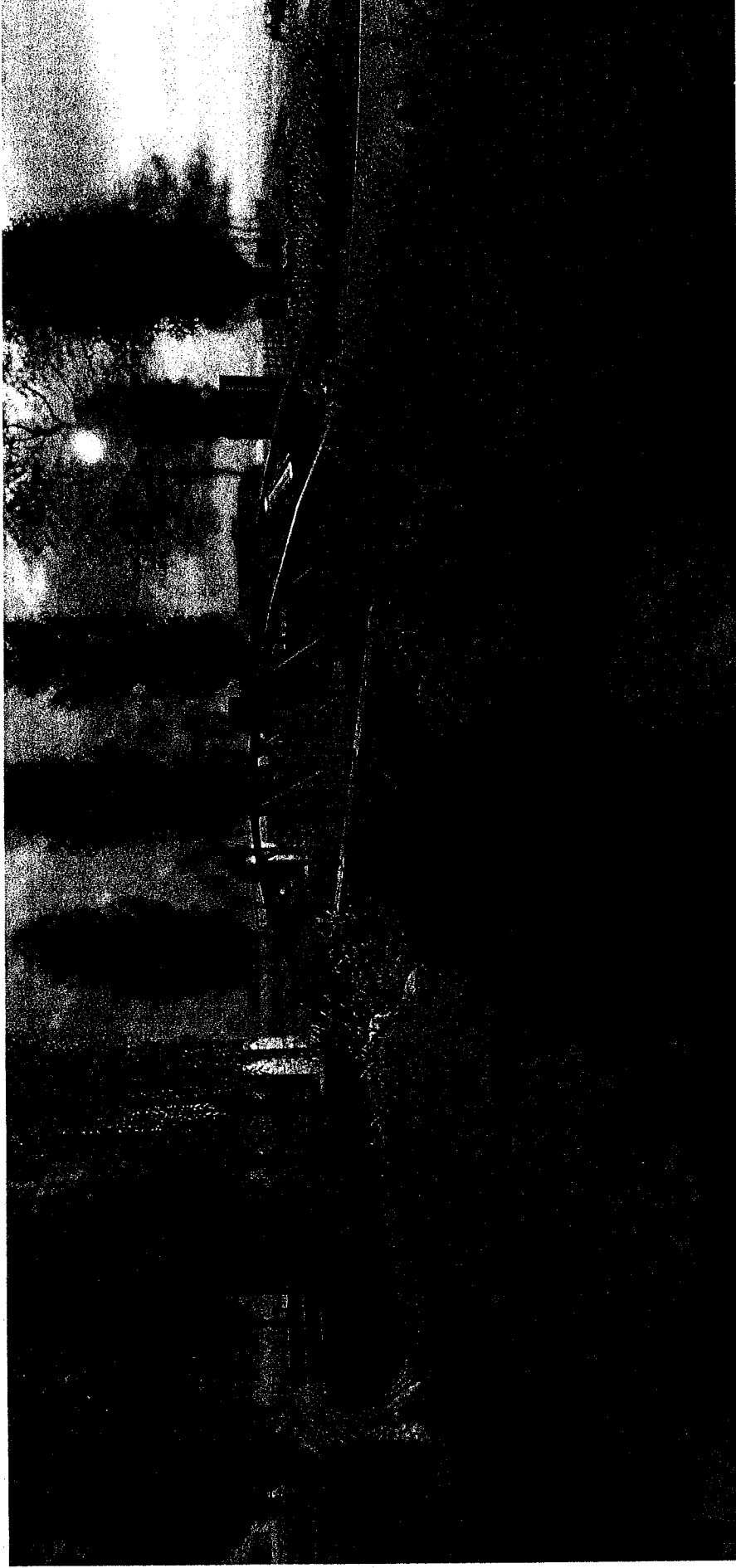




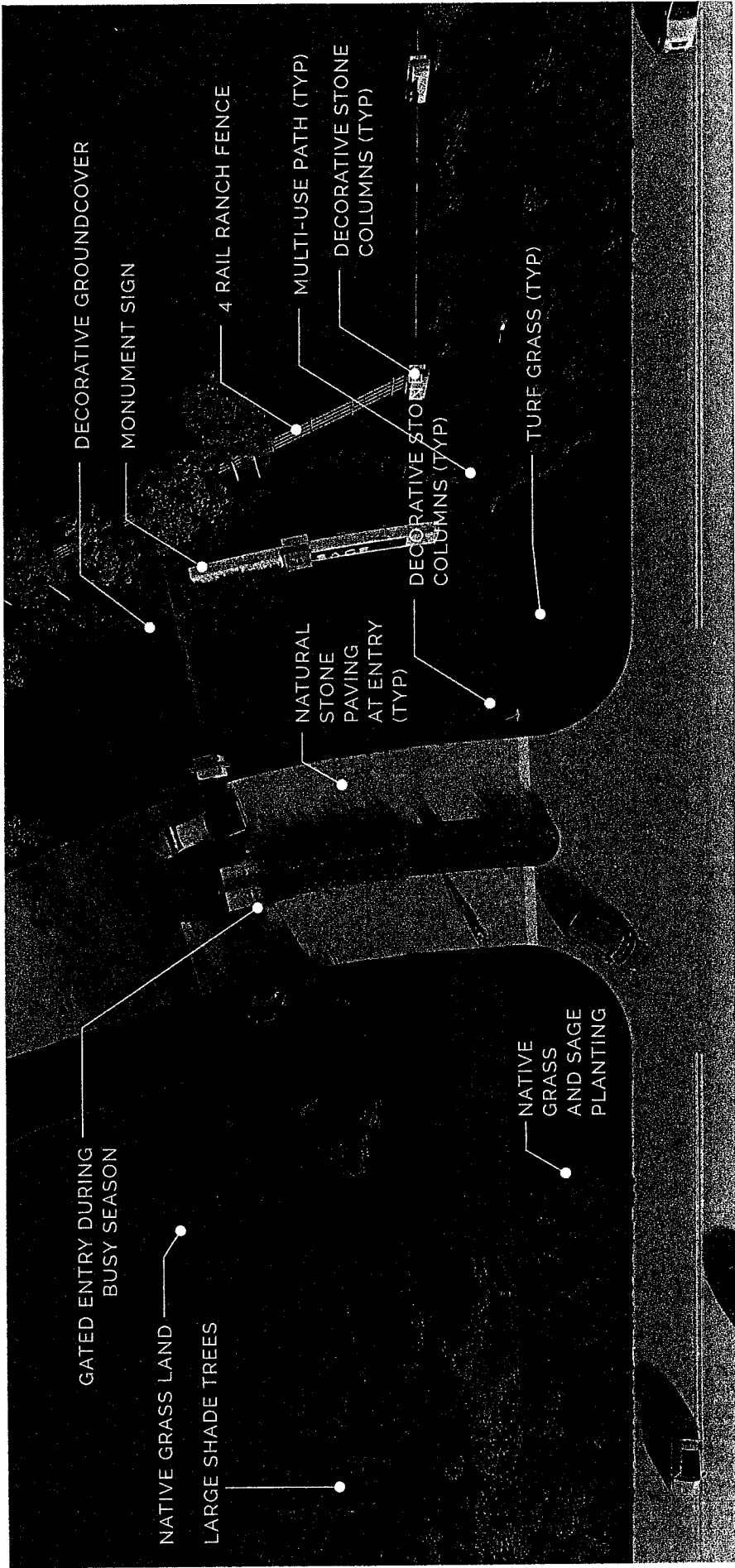
## NORTH ENTRY



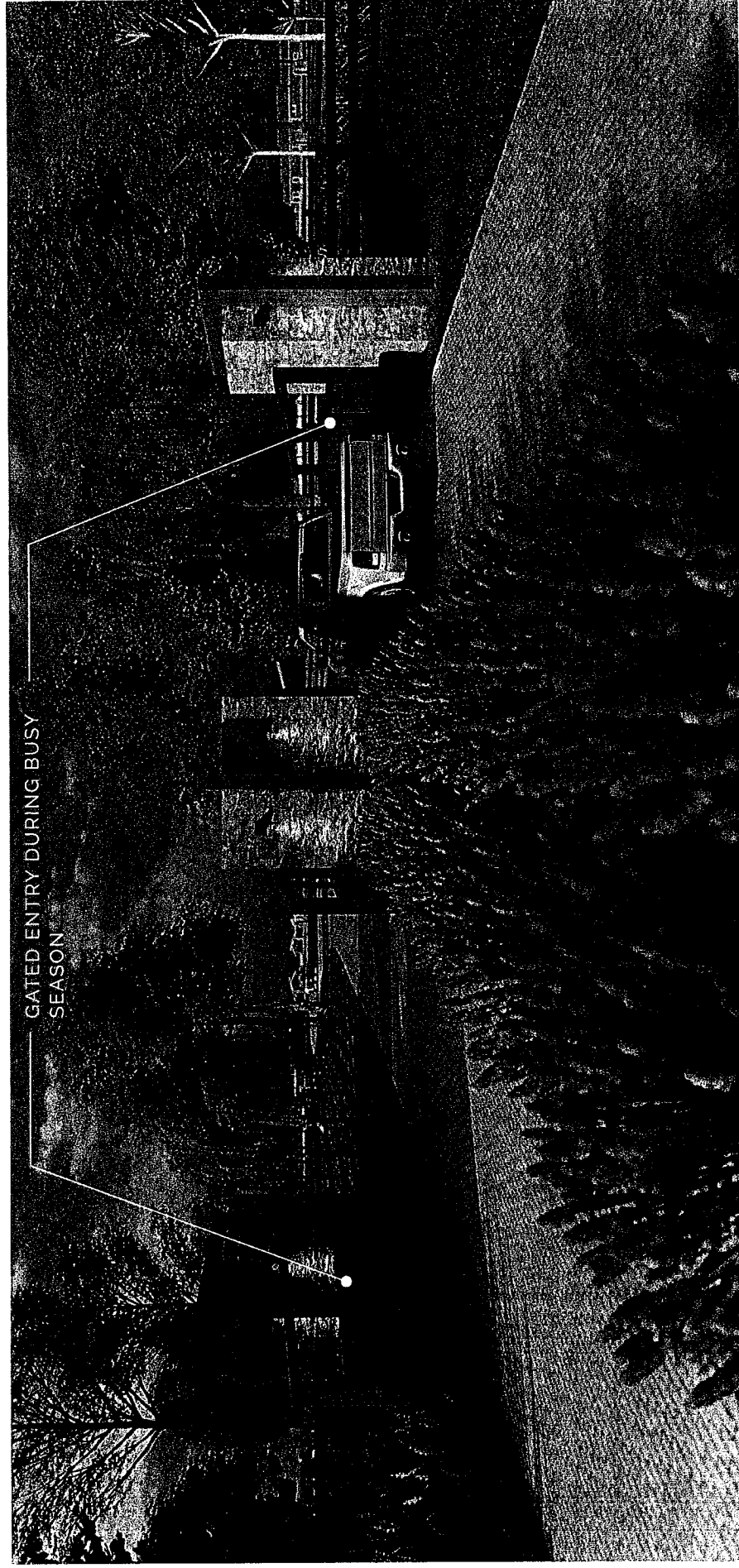
NORTH ENTRY



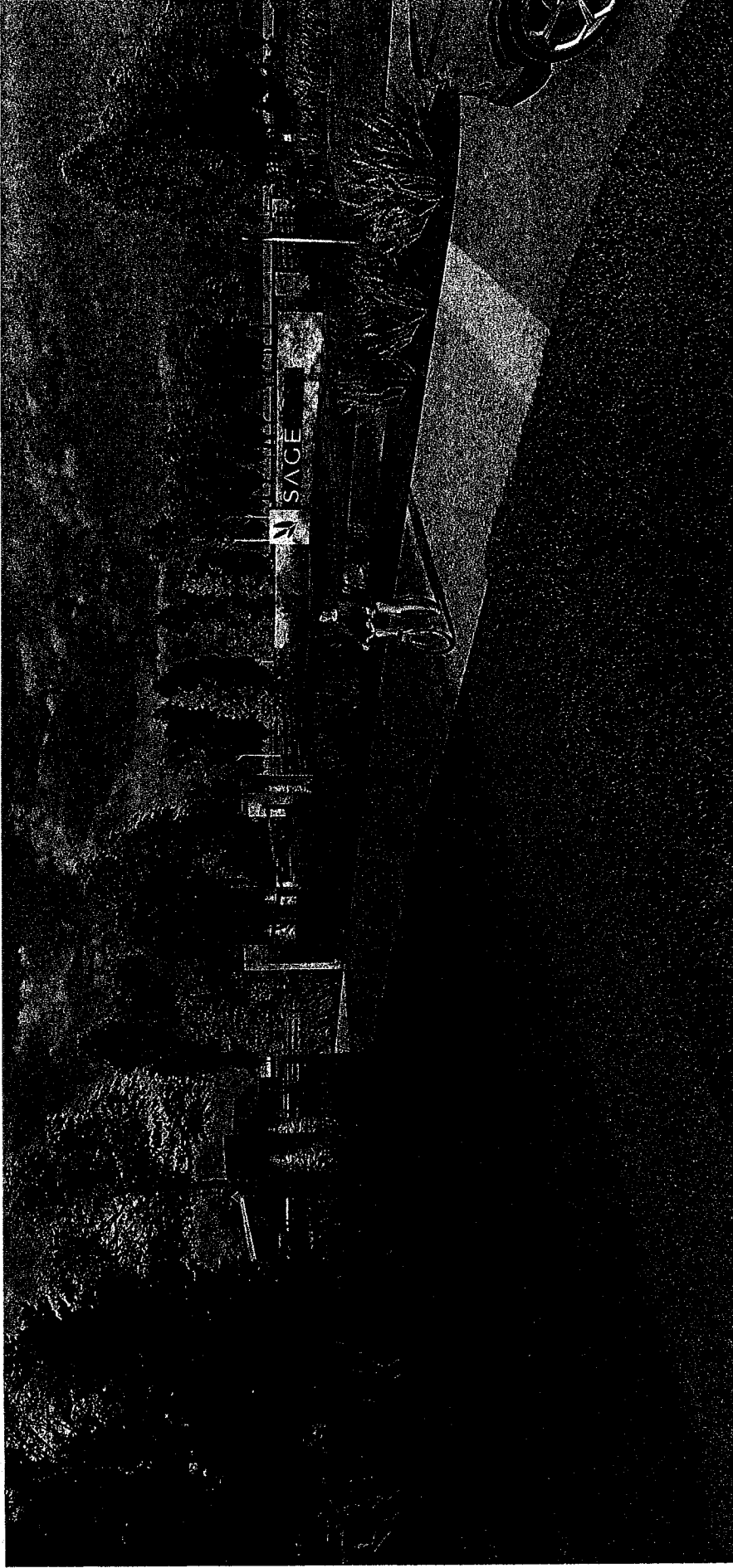
SOUTH ENTRY



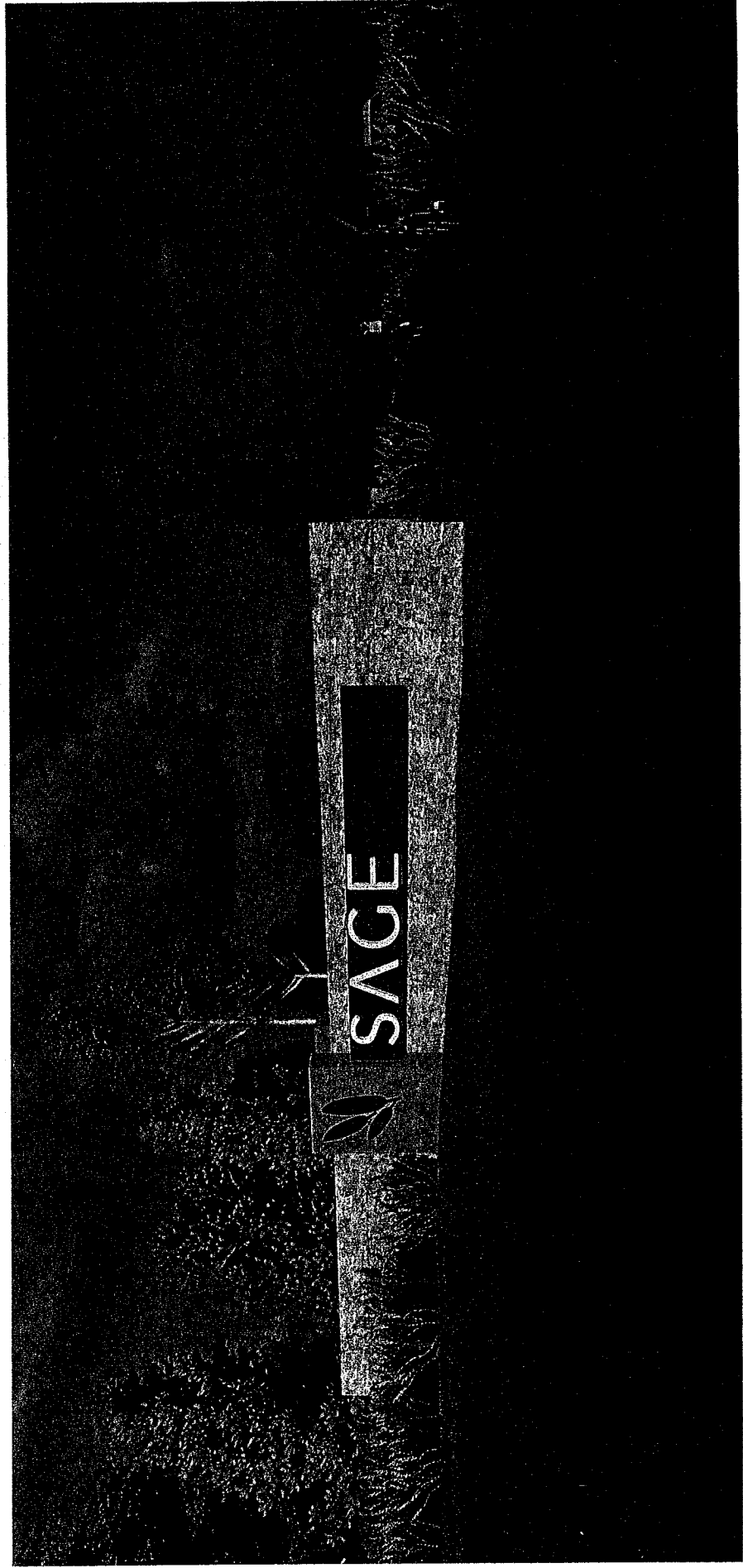
## SOUTH ENTRY



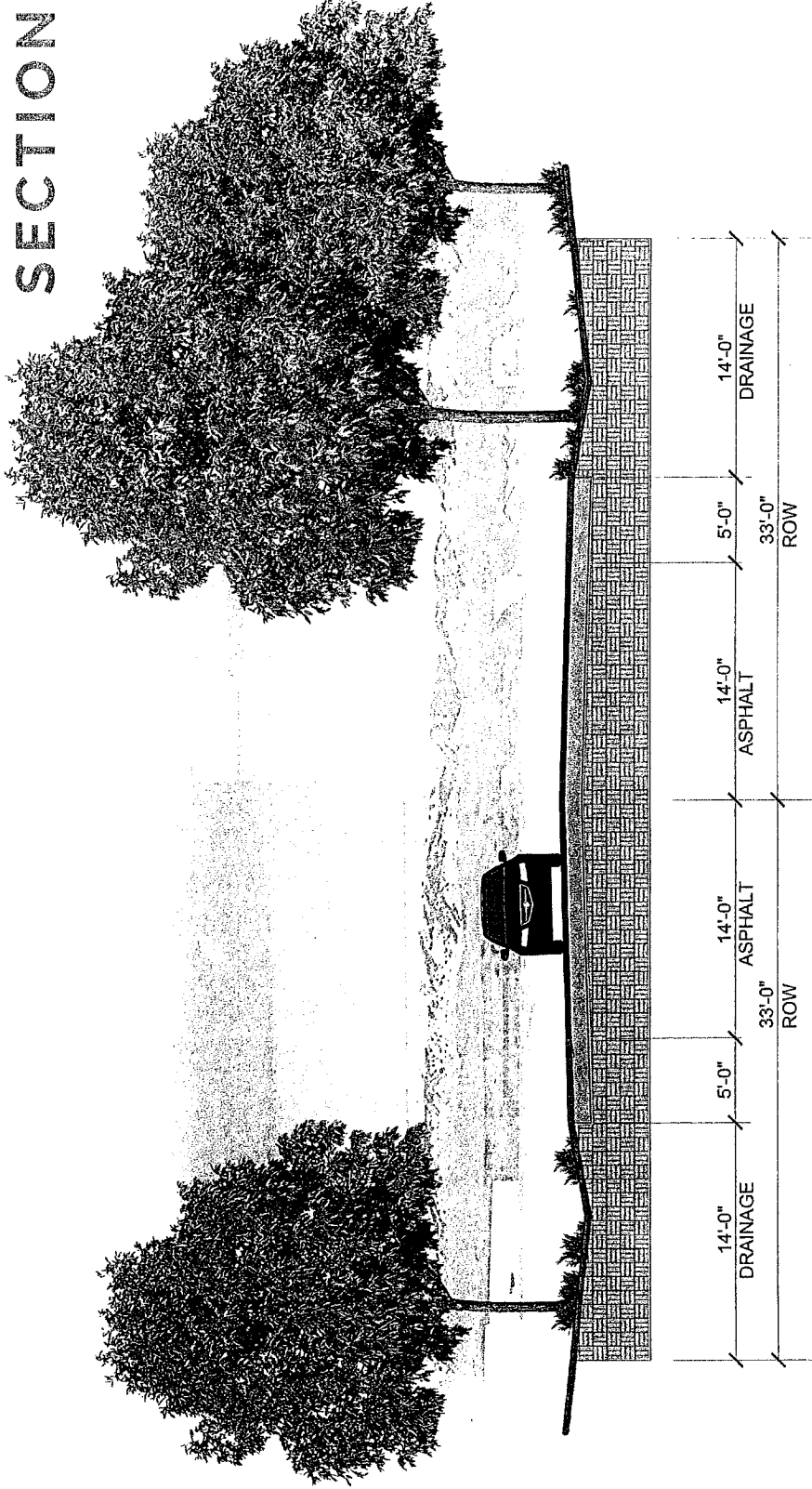
SOUTH ENTRY



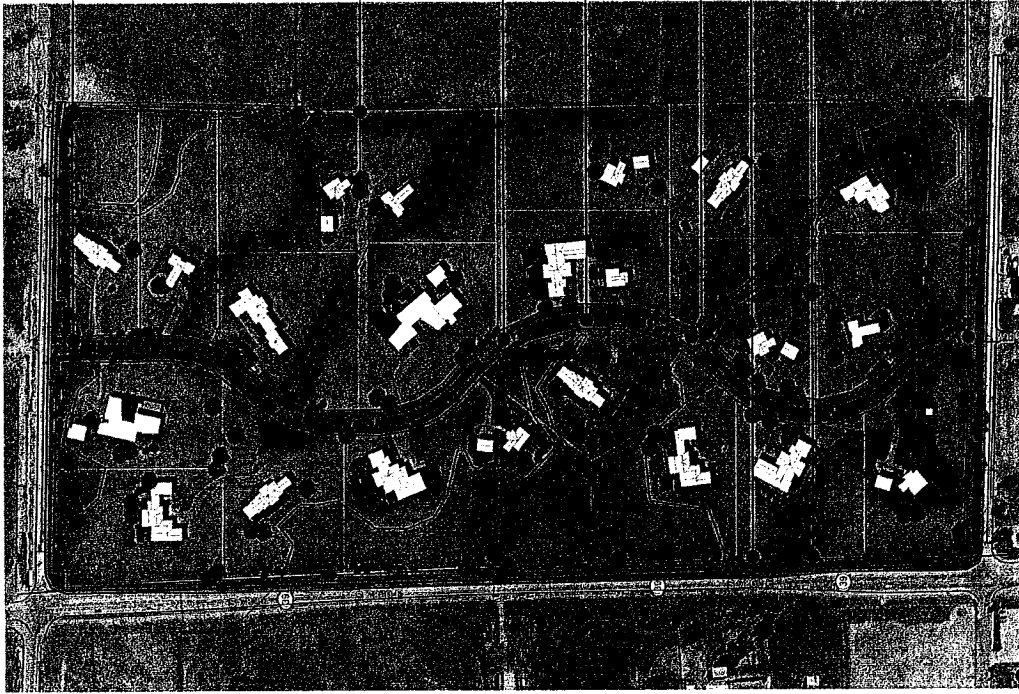
ENTRY MONUMENTS AND MULTI-USE PATH



# PRIVATE STREET SECTION



ROAD ROW AND SECTION MEETS CURRENT CITY WIDTH STANDARDS  
HOA IS RESPONSIBLE FOR ROAD MAINTENANCE, REPAIR AND SNOW REMOVAL



PRIVATE NORTH ENTRY &  
BRIDGE MONUMENT

# HOA INSTALLED AND MAINTAINED AREA

PERIMETER SAGE BRANDED FENCE

NATIVE TREE GROUPINGS ALONG ROW

66' PRIVATE ROAD ROW W/ 28' ASPHALT

DECORATIVE ROAD PAVING SECTION

PERIMETER SAGE BRANDED FENCE

NATIVE TREE GROUPINGS ALONG ROW

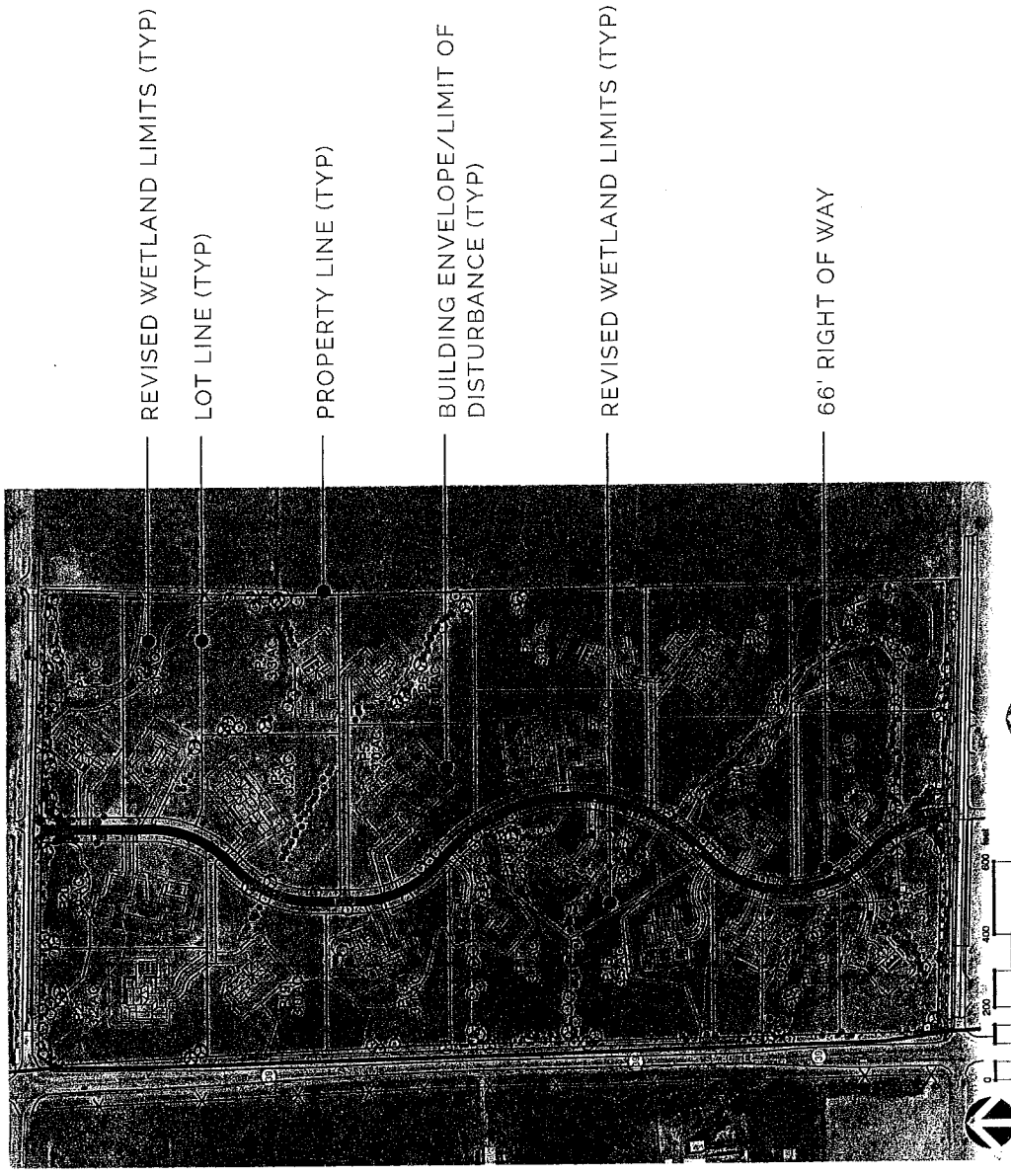
PRIVATE SOUTH ENTRY & MONUMENT

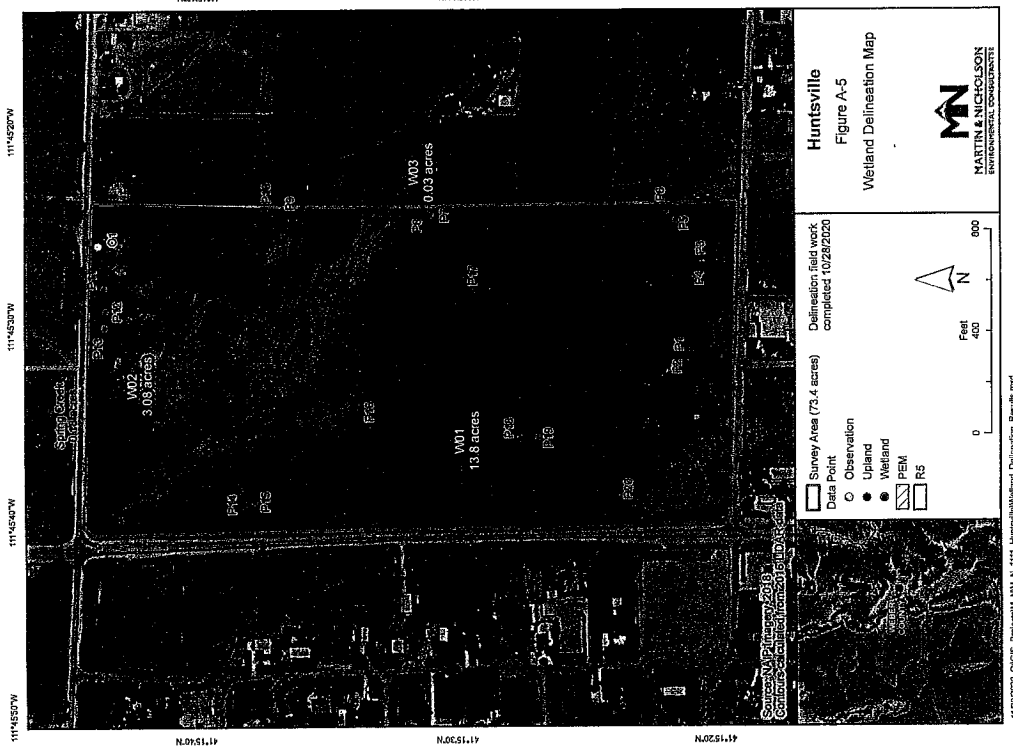
HOA will install and maintain the following:

- Community entry, gates, sign, fencing and landscaping
- Community roads, bridge, and streetscape
- Streetscape adjacent to public roads
- Community fencing at entry and along perimeter of project.



# LOT PLAN REVISED WETLAND





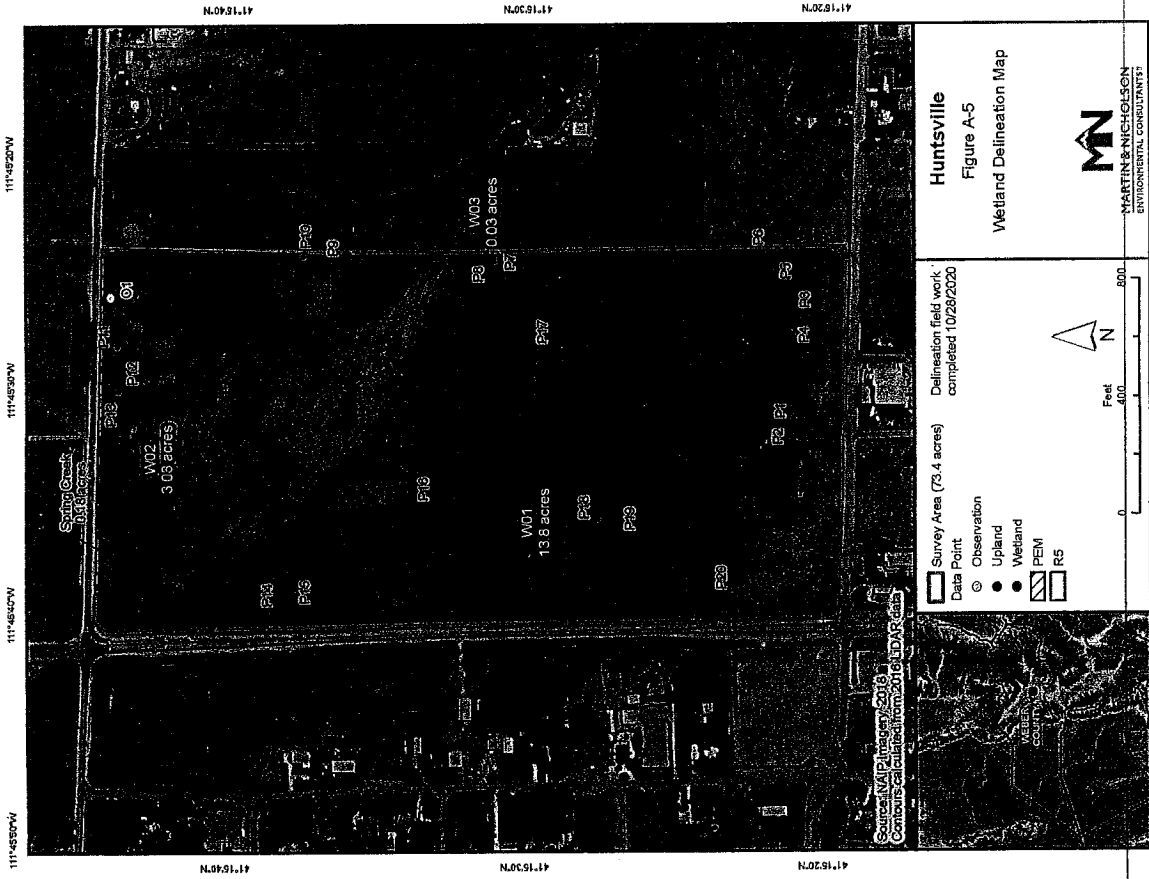
# WETLANDS

Martin & Nicholson Environmental Engineers (M&N) visited the site in October 2020, and prepared an Aquatic Resource Delineation Report. M&N's report located three wetland areas on the site, designated as W01, W02, and W03 in the attached Wetland Delineation Map.

M&N believes that because of its size, and isolated location W03 is likely the result of irrigation. M&N also identified two perennial streams on the site, which in some locations appear to have been modified for agricultural purposes and caused some wetlands to develop. In addition, extensive watering of the site appears to have enhanced the hydrophytic plant communities, which would likely not be as extensive if solely dependent on ground water.

Based on the report provided by M&N it is believed that once the site is not continually irrigated, wetland W03 will revert back to a state in which it would not be deemed a wetland area and W01 & W02 will decrease in size.

# WETLAND DELINEATION RESULTS





## HOA

Sage HOA will manage and maintain common areas and common items including:

- Community entry points, including gates, signage, fencing and landscaping
- Community roads, bridges, and streetscape landscaping
- Streetscape landscaping of all adjacent public roads
- Community trails/walking paths
- Community fencing along the perimeter of the community

Proposed Common areas highlighted to the left in yellow.

# ILLUSTRATIVE MASTER PLAN

COUNTY BIKE MASTER PLAN ROUTE

PRIVATE NORTH ENTRY &  
BRIDGE MONUMENT  
BUILDING ENVELOPE / LIMIT  
OF BUILDING DISTURBANCE  
PRIVATE RESIDENCE

NATIVE PASTURE /  
GRASS LAND

PERIMETER SAGE BRANDED FENCE

REMNANT WINDROW OF  
NATIVE TREES  
PRIVATE DRIVEWAY

PROPERTY LINE FENCE

66' PRIVATE ROAD ROW W/ 28' ASPHALT  
WINDROW / DRAINAGE WAY

DECORATIVE ROAD PAVING SECTION

REVISED WETLAND

NATIVE TREE GROUPINGS ALONG ROW

SINGLE FAMILY HOME  
LOT (3 AC)

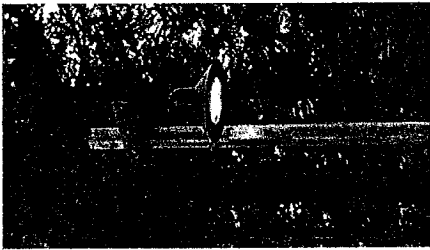
PRIVATE SOUTH ENTRY & MONUMENT  
10' PUBLIC MULTI-USE PATH/BIKE ROUTE

COUNTY BIKE MASTER PLAN ROUTE

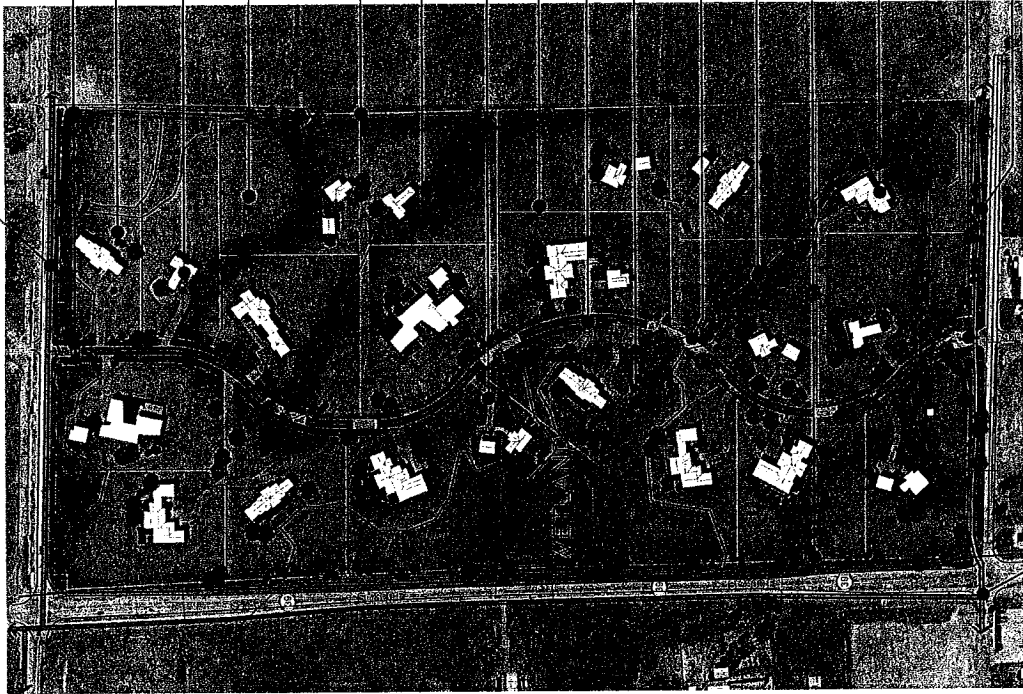
FEB 25, 2021

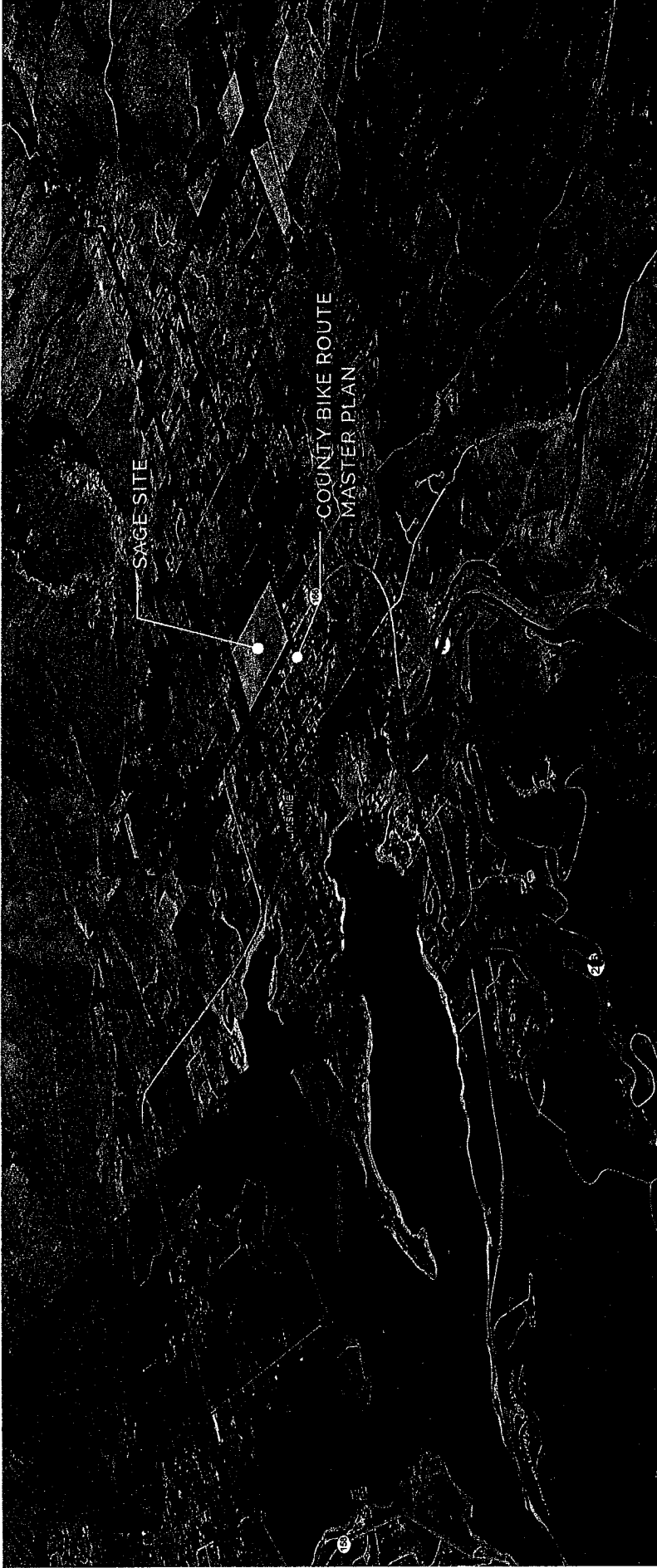
4 SAGE MASTER PLAN

SAGE



PRIVATE STREET  
LIGHT POLE





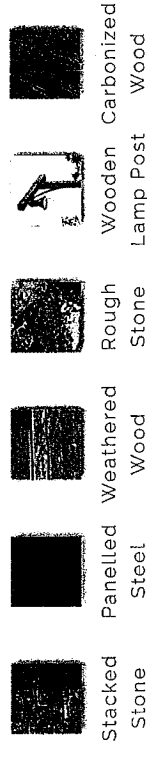
# BIKE ROUTE MASTER PLAN



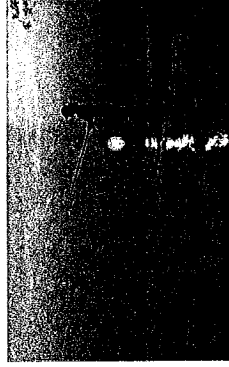
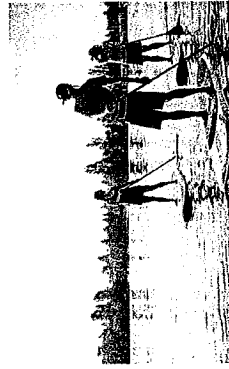
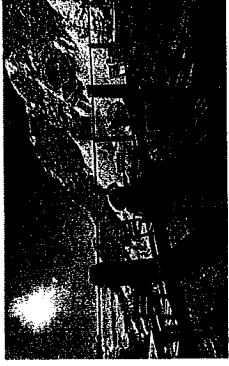
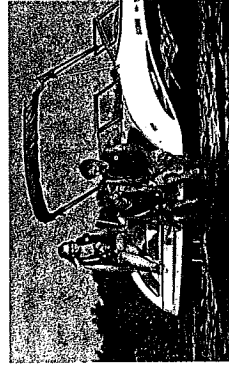
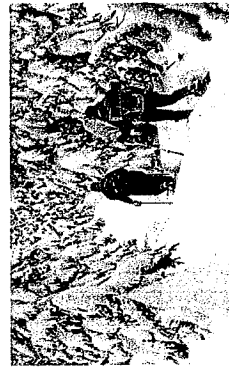
# SAGEPIRATION

Inspired by the name, history and materials of the site, and influenced by modern living this project will update living on the range. Large open fields, panoramic views, fresh air and context sensitive materials will provide simple but elegant beauty. Four rail ranch fence, natural stacked stone columns and simple lighting will create a sense of place within the city of Huntsville, Utah

Native and native adapted trees, shrubs and ground cover along with expansive areas of native grass land will provide a unique living experience of home on the range.




# SAGE *life*





# SAGE



HUNTSVILLE, UT

FEBRUARY 25, 2021

**epg** design  
planning + landscape architecture

David Harris  
6949 S. High Tech Dr., #100, Midvale, UT 84047  
480-213-6634  
dharris@epgllc.co

Colin Wright  
1222 W. Legacy Crossing Boulevard, Suite 6,  
Centerville, Utah 84014  
801.814.1778  
greg@cwland

C.W.  
**LAND**  
co.