

WORK SESSION-TUESDAY, APRIL 19th, 2022

Minutes of the Huntsville Town Council Work Session, held at the Maintenance Building Office at 165 South 7500 East. The work session was held to discuss the development agreement with CW Lands

Attending: Mayor Richard Sorensen, TCM Bruce Ahlstrom, TCM Kevin Anderson, TCM Artie Powell, PCM Steve Songer, PC Chairman Doug Allen, Beckki Endicott – Clerk, Attorney Bill Morris (zoom), PCM Suzanne Ferre’

Mayor Sorensen welcomed all to the meeting. He turned the time to Bill Morris to give a status update on the development agreement with Sage Development and CW Lands. Bill Morris stated after the work session with the PC and TC in February/March, he made edits to the agreement and sent the agreement back over to CW Lands. Since that time, Tony Hill, attorney for CW Lands, commented and sent the agreement back to Huntsville Town. Bill Morris stated he can’t progress any further without the legal counsel from CW Lands. He called them prior to the meeting.

Attorney Morris took a call from Attorney Hill during the meeting. CW Lands did not receive notification for the meeting. They will need to reschedule.

Mayor Sorensen wanted to ask Attorney Morris a few questions while he was available on Zoom. Mayor Sorensen asked Attorney Morris if Huntsville could enforce ordinances on a private road if CW Lands wanted the road to be private. He also wanted to know if it sets a precedent to have HOA’s and a private road in this zone with residences. Attorney Morris told the members in attendance that the zoning was able to be done through the development agreement. The annexation was done with the intent that this could be a private road. It would be tied to the development agreement. Now it was up to the TC to determine if the road would be private and maintained by the HOA or public and maintained by the Town of Huntsville. This would be done through the development agreement and not set a precedent.

TCM Anderson wanted Attorney Morris to look at paragraph 3. There were several different versions of the development agreement, and it was difficult to talk about the agreement with the same version. Attorney Morris sent Beckki a clean copy and a Sage copy from April 5, 2022. Beckki distributed the agreement that Bill Morris sent.

Beckki commented about the coordination with John Janson and the A-3 code. She stated the development agreement refers to single family dwellings in the Sage development. The Huntsville Town code for single family dwellings in the A-3 zone is thin. It would be helpful to Huntsville to have this code updated prior to the development agreement being approved and signed. John Janson has suggested that the A-3 zone adopt the standards in the R-1 zone. PC Doug Allen said the PC has been talking about updating the A-3 zone. He thinks they could talk about it at the April meeting.

There was a lot of discussion about how to make edits. The committees are individually making grammatical and contextual edits. It is getting confusing about what edits are being made by who.

There was also much discussion on the purchase of water shares and the need to everyone to be oriented to the Huntsville Town Water system. Bill White has requested that a workshop be put together for all those interested in the water and distribution.

PC Chairman wanted to express concerns about the concept of a private road and the viability of the HOA for Sage Development. He was wondering about the role of the Town Engineer if the road is private. Beckki explained CW Lands will need to work with the engineer on cost estimates and guarantee bonds even if the road is private. This is the way the way to insure the road for the first year. The engineer also does the review for final plat.

The development agreement allows up to 21 lots. Chairman Allen is concerned that the development would only qualify through the Army Corps and Weber Morgan Health for 10 lots. TC Artie Powell is concerned that Weber Morgan Health is inconsistent.

The remainder of the time was left to discussing the costs of the engineering and other costs associated with the subdivision process. It is a difficult to set fees for these types of services when our town contracts for these services. Some projects are very small, and others are larger. A base fee for service was discussed as a possible resolution to this project.

The Town Council discussed rescheduling with CW Lands for a discussion on the Development Agreement. Tuesday, May 3 seems to be an agreeable date for the Town Council Members. Beckki will make arrangements for the meeting.

TCM Bruce Ahlstrom motioned to adjourn the meeting. PCM Songer seconded. All votes Aye. Meeting is adjourned at 7:52 p.m.


Beckki Endicott, Recorder