

Project Management Meeting Minutes

Harrisville City Office

Thursday, November 9, 2017

9:00 a.m.

Visitors:

Brad W.

Attendance:

Matthew Robertson (Engineer)

Laurence Boswell (Land Use Coordinator)

Bill Morris (City Administrator)

Blake Carlin (Bona Vista Water)

Sean Lambert (Public Works Director)

Jeff Pearce (City Council)

**1. Meet with Aaron Thornock about Development off Larsen Lane.**

- a. Bill Morris and Aaron Thornock review the latest concept plan. The plan is currently drawn over the Brown's property, where an intersection would be placed. The mixed-use ordinance requires 35% commercial, and Bill would like to see that written down somewhere and shown on the concept plan. Aaron will need to turn in an updated concept plan.
- b. Aaron stands a better chance of getting the intersection put in and acquiring the Brown property if he does it at the same time that UDOT widens Larsen Lane. Aaron asks about the status of the widening project. Matthew Robertson states that they are starting on the environmental work, which will take a few months. They will then sign federal agreements with UDOT and use federal funds, get the property surveyed and acquire it. Matthew asks if they are allowed to use federal funds to acquire the house owned by Mr. Brown. Maurine Bachman, acquisition specialist, says yes, federal funds can be used to take the house, as long as it's included in the environmental study that is being conducted right now. If the house is included in the environmental study and approved, then the house can be acquired through eminent domain. Maurine states that it should also be noted that the house is either historical or not in the environmental study. She also suggests to make a statement in the environmental study about how it could be a safety issue if the intersection was not lined up properly using the Brown property. Maurine also states that WACOG funds can be used in the eminent domain process, however; it cannot be used for the eminent domain lawsuit. The City can take the house, pay the appraisal amount, and then sell the land around the proposed road to Aaron Thornock so he can develop his property. The other option is for Aaron to purchase Brown's property and then deed the proposed road to the City.
- c. Sean Lambert shows concern about Aaron's development because he would like to see more commercial brought into the City. Bill suggests that Aaron develop 50% commercial and the other 50% residential.
- d. Matthew Robertson asks how much would be used from federal funds and how much from WACOG? \$600,000 for the right of way (WACOG) and 3 million for the construction (federal funds).
- e. Aaron asks what the approximate time frame would be for the widening on Larsen Lane project. Matthew states that sometime next spring or fall, they

would start the acquisition process. If they need to condemn the house, it will take several months on top of that. There is no clear answer as to how long this process could take. The quickest method is to have Aaron Thornock, the developer, buy the Brown property instead of the City and then start their development.

- f. Aaron asks about the canal that runs through some of the property. Aaron asks what he can do with it. Bill states that Aaron can give Western Irrigation an easement for the canal, and then fence it off so they will continue to maintain it. Otherwise, Aaron could pipe it or he can use it as a water feature, however; he would need approval from the irrigation company to make changes to the canal. Blake Carlin asks Aaron if he has any water shares for the secondary water. Aaron states that he does not. In order to develop residential lots, Aaron will need to obtain water shares. Aaron can purchase shares from Western Irrigation or Pineview. Maurine also states that the Brown property might have water shares as well, meaning if he can purchase that property, he might also be able to purchase any accompanying water shares.
  - g. Jeff Pearce asks about the sewer. Matthew states that Aaron would need to connect to Larsen Lane or Washington Blvd to get sewer to his proposed property.
  - h. Aaron asks if there will be any issues with zoning the area for his proposed development. Bill said no, and that he will put Aaron down for the agenda in January to get that passed as long as an application is filled out and the application fee is paid.
2. Annexation discussion.
    - a. The City of Harrisville would like to annex some property into the City. Matthew Robertson is instructed to create an annex plat.

Adjourned at 10:00 a.m.

Laurence Boswell, Land Use Coordinator