



Project Management Meeting

Harrisville City Office

Thursday, March 10, 2022 – 9:00 a.m.

Present: Matt Robertson, City Engineer, Justin Shinsel, City Engineer, Michelle Tait, Mayor, Jennie Knight, City Recorder, Cynthia Benson, Deputy City Recorder, Brady Hansen, Bona Vista, Doug Jeppesen, Pineview, Ryan Barker, NorthView Fire.

Visitors: Devin Pettit, Blaine Burrows, Brian Campbell, Jessica Stephens, Doug Palermo, Bill Scott, Craig North, Shauna Edwards.

1. Discussion on rezone application for proposed mixed-use development Washington Blvd located at approximately 1371 N Washington Blvd. – [Scott Smoot]

This item was tabled due to no attendance.

2. Discussion on Triple Peaks preliminary commercial site plan review for property located at approximately 2440 N Hwy 89. – [Mark Apuna, Devin Pettit]

Jennie Knight began the discussion by Devin Pettit know their rezone application was passed through the Planning Commission with a positive recommendation for adoption to the City Council last night. Next, she reviewed the additions to the prior concepts beginning with the swimming pool addition. The current city commercial zone code does not have a regulation for swimming pools. In order to continue with this addition, a code text change would need to be applied for. Justin Shinsel said a full GeoTech would need to be completed in order to verify an underground swimming pool would even be allowed due to high water tables in the area. The next addition was a drive thru window. HCMC §11.14.020(4) code was brought up to verify stacking is called out on the site plan and meets code. Matt Robertson asked about the parcel combination. Jennie Knight replied the rezone for two parcels was completed allowing the project to move forward with obtaining a new parcel number for the site plan approval process. Justin Shinsel asked Mr. Pettit to dedicate the easement on the northeast end to a PUD for future use. This process would help recoup costs if any future development wished to add any future infrastructure connections along 750 W or on a surrounding property. Devin Pettit said they have talked with PineView about the secondary water and are working on obtaining. Jennie Knight said based on the feedback from the rezone hearing they need to be aware of the requirements for a commercial development backing residential property. Those requirements can be found in HCMC §11.13.050. Justin. Shinsel said on the site plan, the six (6) feet fence needs to be seen on the whole project. The site plan would need to include the whole property. Devin Pettit said the object is to make the development a destination. Jennie Knight said the GeoTech and proposal of amendments to the commercial code to admit the swimming pool will need to be completed to move the project forward. Matt Robertson asked for updated engineering, updated landscaping, fencing around whole project, and GeoTech report. Staff and Devin Pettit reviewed the use of each building and overflow parking as shown on the presented site plan for clarification.

3. Preliminary Subdivision Approval on proposed cluster development of parcel 11-378-0001 located at approximately 863 N Harrisville Rd. – [Craig North]

Craig North began the discussion by saying they were back to the original plan since he was unable to acquire the other pieces of property. Craig North asked about the landlock issue and the turnabout. Matt Robertson said they could create a different turnabout, but they would need to keep access open. Justin Shinsel brought up the Flood Plain concerns. Matt Robertson stated to realign the ditch Craig North will need to submit a LOMAR or CLOMAR through FEMA. He will also need to complete a Stream Flow Permit through the State. Staff clarified no portion of the lot can be in the Flood Plain per city ordinance. Craig North asked if he could build the homes then grade. Justin Shinsel said he could build first as long as the storm water flow stays the same as engineering shows and be conscious of the drainage regardless of when he completes the grading so there is no storm water flow onto the surrounding properties. Other items to be conscious about are the private ponds on the properties which were illegally installed. Craig North asked if he could pipe the ditch. Staff replied with he could as long as the realignment process was completed.

4. Discussion on 750 West Municipal Complex located at approximately 1770 N 750 West and other city owned properties. – [Justin Shinsel, HHI, BLD Investments]

Brian Campbell, Engineer, Jessica Stephens, Co Secretary presented a concept for their parcel south of the 750 Municipal Complex. HHI plans on erecting four (4) commercial buildings with two (2) manufacturing buildings. HHI wished to rezone a portion of the parcel to manufacturing and leave the rest commercial. Jennie Knight mentioned accomplish this HHI would need to apply to change to the future land use as well as the current zoning. HHI is considering manufacturing because open storage is allowed. Jennie Knight asked for clarification on what was being proposed with the roads. HHI presented an access to the boarding commercial development with a full 60' right away as purposed through Jones and Associates. The lots currently presented are 8,000 sq ft lots on the HHI concept plan. Justin Shinsel said it is possible HHI would need to build an irrigation system for the ditch and the land to capture the water. Doug Palmero interjected his concern with the traffic coming through his commercial development to the East. Brian Campbell asked what the next step needs to be. Jennie Knight said the next step would be the zoning changes. A zoning change would need to have a public noticing period 15 days in advance of the meeting. An engineered concept plan is required with a zoning change.

5. Continuing Projects.

Staff asked if anyone had anything further to add since there were others in the audience not on the agenda. Blaine Burrows came forward and asked about the Municipal Complex. He wanted to know screening and the items being considered for the residents in the area. Staff answered his questions.

Shauna Edwards asked after the new Municipal Complex if there will be a museum added. If not, to consider it being added. Staff said they would take this into consideration.

No continuing projects were discussed.