



Project Management Meeting Minutes

Harrisville City Office

Thursday, March 14, 2024

Present: Jennie Knight, City Administrator, Michelle Tait, Mayor, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works, Tyler Seaman, Building Official, Matt Robertson, City Engineer, Brady Hansen, Bona Vista, Doug Jeppesen, Pineview, Dan Johnson, Pineview.

Visitors: Paul Davi, Thomas Calton, Ryan Savage, Jim Jimenez, Katie Jones, Scott Smoot, Brent Bailey, Krisel Travis, Leland Martinez, Brett Bailey.

Jennie Knight, City Administrator, opened the meeting by introducing the Project Management Committee present.

1. Discussion on a manufacturing site plan application for Elite 3 Construction located at approximately 1601 N 750 W – Ryan Savage

Ryan Savage, owner, presented the committee with an updated site concept including changes to the retention basin at the rear of the property. Ms. Knight reviewed the changes to the concept including building size and placement. Matt Robertson, City Engineer, asked if there was a GEOTech report completed on the property. Mr. Savage replied it is forthcoming. Mr. Robertson reviewed the reasons for the necessity for the GEOTech report. The ground percolation is a concern due to the soil being clay. He is concerned this basin, currently presented, is inadequate for the needs of the property. Mr. Shinsel asked if it was possible to have a drain installed in the middle of the pond to help with absorption and to meet the draining within 24-hours timeframe standards per state requirements. The committee reviewed the connection with Wildcat Storage and Saunderson construction. Mr. Savage feels he has worked every angle to mitigate the storm water issues. Western Irrigation gave him *an absolutely not* with discharging anything more into their system. Wildcat Storage has no problem with them connecting to their current storm drain system. Mr. Shinsel validated the difficulty Mr. Savage is facing. He requested an emergency overflow connection be worked into the drawings since there is no overflow area.

Ms. Knight continued the review of the concept plans and Xeriscape code due to the secondary water system situation. She said the goal is to have some kind of drip system with low water plants. Nothing or just rocks does not meet the Xeriscape requirements. Mr. Savage discussed various kinds of vegetation for the landscape plan. Something low water, drought resistant. Staff agreed this was preferable. The code requires 15% of the open space to accommodate landscaping requirement.

The committee discussed access to 750 West where there is no curb, gutter, sidewalk. Mr. Robertson mentioned the city has future plans to widen this road. It was agreed future access would require an entrance in the north and an entrance on the south end for semi-trucks to pull in

and out without issues. Mr. Savage is to install road base between asphalted access points for now to accommodate future installation of curb, gutter, and sidewalk.

The committee looked closer at the site plan in hopes of preventing any future issues with road access, basin requirements, and railroad requirements. The railroad requires a 60-foot right-of-way from the tracks. The committee reviewed the site plan to verify this requirement is being met with the current site plan.

Brady Hansen, Bona Vista, mentioned his concern about water access. Access points of water and sewer were reviewed for connections to verify where they might be located if the meter called out on the plans is not truly there. Mr. Hansen reviewed water box placement and requirements between park strip and road placements for Mr. Savage to understand the difference requirements if he waits to put in his curb, gutter, and sidewalk. Mr. Savage asked about secondary water access. He wanted to know if Bona Vista would allow for a drip system and what exactly the city was looking for with a secondary system. Doug Jeppesen, Pineview, added there are no plans to come down 750 West at this time. There is no water available. The line currently sits further north on the east side of the track with a potential line running down West Harrisville Road. Discussion with the committee continued asking whether or not Pineview had future plans for secondary water lines to extend down 750 West.

Ms. Knight reviewed final requirements before going to Planning Commission for site plan approval. Mr. Robertson to give comments after a completed engineering review. The final submittal to Planning Commission will be 15 days before. For the April meeting, the deadline would be March 27. Mr. Savage thanked the committee and city for their quick responses and diligence in working with them.

2. Discussion on Preliminary Improvement Plan Review for Dixon Creek Park Subdivision located at approximately 1300 N Washington Blvd. – DR Horton

Krisel Travis began with her questions on the landscaping plan for Dixon Creek Park. She wanted to know if the requirement could be reduced slightly. Her architect is using the mixed-use commercial code for the landscaping requirements which is 70%. She is wondering if there can be a consideration to lower to 50%-65%. Ms. Knight replied as long as the plan matches the approved MDA, then the current landscape plans should meet the requirements. Ms. Travis is to send landscaping plans to Pineview for final calculations with aeratable acreage. Leland Martinez reviewed plans of the landscaping installation to verify where the connections and sizes are. Pineview will then send them a parts list for installation of infrastructure once they review the completed plans.

Doug Jeppesen and Dan Johnson were excused.

Culinary water plans to be sent to Matt Fox at Bona Vista for final approvals. Mr. Martinez said he had one controversial comment about a fire hydrant placement next to the 5-plex. The problem he sees is the recommended placement requires moving the hydrant from its current location on the plans to an area next to the retaining wall on the opposite side of the street. He would like to see the hydrant remain, on the shorter lateral, for construction purposes. Ryan Barker, North View, to be sent plans for final review approvals.

The committee reviewed comments from DR Horton Engineer to the city engineer beginning with the sewer separations. Mr. Robertson asked if Mr. Martinez was able to obtain the sewer separation. Mr. Martinez replied they ended up moving the sewer laterals to accommodate the distance requirements.

Mr. Robertson asked about the storm water concerns and how Mr. Martinez has resolved them. Mr. Martinez said they placed a 1% slop in the bottom of the pond with fencing along the top due to new depth. He ran into limitations on basin depth in order to keep outflows staying above ground water elevations. They reduced underground retention to accommodate requirement for 25-year instead of the 100-year. They were able to deepen the ponds by moving the outflow to the south end. He mentioned the road water naturally flows from east to west on the property. They plan on slopping the area into a pair of catch basins to prevent flow onto the next phase or surrounding areas.

Brady Hansen was excused.

Katie Jones gave an update on the last FEMA submittal which occurred in December. Last week, they received comments back from FEMA on the CLOMAR. They have resolved a lot of the issues. However, the one that remains the hardest to resolve is the flow rate from Ogden City off Washington BLVD onto the project. Ogden gave them a 10-year flow rate since that is all they require. FEMA has asked for supporting documentation for Ogden's flow rate. Ms. Jones has asked but has not received it from them yet.

Ms. Travis said they wished to start the project within the next couple of weeks but do not want to mess anything up with approvals from FEMA and other entities. She needs to make certain she can discharge the creek onto the phase 2 property during the construction process. The proposed location is shown on the current plans. The committee discussed a general timeline for construction keeping FEMA's slow pace and obtaining the necessary documents from Ogden City in mind. Ms. Travis feels they could be done with the project in 5-6 months depending on further comments. Ms. Jones clarified the submittal processes with FEMA for the committee. She said it could be resolved quicker than 90 days.

Scott Smoot asked what the scenario is if Ogden does not provide the necessary documentation. Ms. Jones interjected there are two different ways the team can go. One is to do a full pipe analysis under Washington Blvd as a 100-year storm rate. This would hold the city liable for any potential changes in the flow. The other option is to make their own standalone model of what flows into this area. It will be more complicated since the team does not know exactly what flows into this area.

Mr. Smoot confirmed the stream alteration permit is completed. Mr. Robertson asked if the culvert size needs to be changed since the information on flow ratios is incomplete compared to what is presented in the current plans. Ms. Jones said it depends on the flow rates from Ogden for the size of the culvert but there is room for it to change. Discussion on the risk of moving forward including maximizing the culvert to a larger flow rate to accommodate any findings with FEMA or Ogden City. Mr. Shinsel clarified that the stream alteration has not changed and is complete. FEMA is waiting on how much water and capacity the culvert will handle. Moving

forward with construction of Phase 1 up to the culvert should be allowed until the unknown can be deciphered. Then the culvert can be installed. Ms. Jones has been talking with Bill Suito, Ogden City Engineer, and Justin Anderson, Ogden City Storm Drain Engineer, for the flow ratios. She is to meet with FEMA and will ask Mr. Robertson for help with outreach. The discussion ended with the perspective widener is better, but with the understanding FEMA may not accept what they constructed if they attempt to place the culvert before the flow rates are known.

Ms. Travis clarified it was her understanding based on the conversation at hand, they can proceed as long as they do not connect the road over the culvert until the CLOMAR is completed. Discussion on the length and loop for the culinary water connection through the culvert were reviewed to accommodate the wider culvert.

Final approval to be given after the city has more time to look through the plans and address new comments from DR Horton engineer. The committee also needs to receive the renewed UDOT Access Permit and Weber County approvals along with other entities such as Bona Vista, North View Fire, Pineview, Questar, Rocky Mountain Power, and any other agency will-serve letters required for the project.

3. Discussion on Ashlar Cove Subdivision

The city received an application with new amendments for the Ashlar Cove subdivision now owned by Richmond Homes. Ms. Knight noted the biggest change is the conformity with the basement depths. The new owners did an additional GEOTECH to have a more accurate table on basement depths and where they can be placed within the subdivision. He is to send this report to the city so the committee can complete a review of the amendments. The reports from the owners landed the basements at 3ft above the grand water table. The committee reviewed these findings.

Tyler Seaman, Building Inspector, said he would require a surveyed elevation of where the basement line should be included in the building permit because there is a hard line of where the basement can set, and it varies on each lot within the subdivision. There is a static ground water depth. The Base Flood Elevation (BFE) needs to be 3 feet above these numbers.

The committee accepted the mylar. However, signatures will not be collected until the engineering review is complete and the notation for the basement depths is written on the mylar.

The last concern mentioned was the patios on the back of the houses. Many are encroaching onto the back easement. Building Inspector to verify during construction.

4. Continuing Projects

Jim Jimenez from Family Promise asked about the steps to proceed with building the facility. Ms. Knight reviewed the steps he would need to take along with the municipal codes he would need to follow. The steps are as follows; 1. Subdivision amendment review. This needs to be completed first in order for the commercial site plan to be reviewed. 2. Commercial site plan and storm water plan. The water retention will be reviewed with site plan. There is no need for a

public hearing since these parcels are already zoned commercial and the proposed use is already accepted in that zone. 3. Building Permit for transient type of housing will be used, and 4. Obtaining an access agreement between the Ascension Church and Family Promise. Also, the 20 stalls to be utilized by Family Promise will need to be clearly marked.

The municipal codes pointed out to Mr. Jimenez for him to review were HCMC §12.07 – Alteration A Subdivision Final Plat and HCMC §11.22 – Plan Design and Review. Ms. Knight reiterated the subdivision amendment needs to occur first because that allows you to design the site plan for lot 2. The city cannot allow the changes to the new lot until it is recorded with its own parcel identification number.

Meeting adjourned at 10:35 am

DRAFT