

Project Management Meeting Minutes

Harrisville City Office

Thursday, March 8, 2018

9:00 a.m.

Visitors:

Ricardo Negrete

Jed McCormick

Nate Walter

Attendance:

Laurence Boswell (Land Use Coordinator)

Blake Carlin (Bona Vista Water)

Sean Lambert (Public Works Director)

Ryan Barker (North View Fire Marshall)

Bill Morris (City Manager)

Matthew Robertson (City Engineer)

- 1) Meet with Ricardo Negrete about subdivision Negrete Ranch.
 - a. Matthew Robertson asked if Ricardo Negrete sent the plat to the county to get it surveyed. The county and the City have an agreement where the county surveyor's office will review plats. Bill Morris is concerned about the setbacks for the shed and other existing accessory buildings on the lot. Bill wants the plat to reflect the dimensions for the setbacks. Bill also wants the plat to show that one of the accessory buildings will be removed. Blake Carlin stated that Ricardo will need to have secondary water to the second lot. Blake also stated that once he receives a service letter from Pineview water, he can issue a will serve letter from Bona Vista to Ricardo. Matthew reported that after Ricardo makes a few changes to the plat and goes to the county to get it surveyed, he can be put on the next planning commission meeting.
- 2) Meet with representative from LEI Construction to discuss expanding the DI and Cannery (New Entrance).
 - a. LEI construction would like to make some changes to the DI and Cannery. Nate Walter, representative of LEI Construction, states that they would like to put a road on the property. He received a variance from UDOT. Nate wanted to see if the City would dedicate the road. Sean Lambert states that the City cannot maintain or afford a road at this time. Nate also stated that they would like to move the storm drain to the other side of the property. Bill Morris states that the private road should be constructed according to city standards. Sewer and water will also be private. All public utilities need to be 10 (ten) feet from the right of way. Nate asked about subdividing the property. Bill Morris responds and states that if they subdivide the property, they will need to pay subdivision fees. However, Bill states that it is not necessary for them to subdivide the property. They would need to get the road dedicated to the Church of Jesus Christ of Latter-day Saints which would go through planning commission. They would also need a site plan approved. Nate asks about the name of the road they would be putting in. Bill suggests assigning

the road an address from the City. Nate asks about water usage on the lot. Blake Carlin states that on a commercial lot, the property owner can only water 15% of the landscaping. Blake Carlin states that Nate will need to get an availability letter from Bona Vista. Once the City gets all the fees and whatnot for the site plan, then Bona Vista will give a will serve letter for the property. Nate would like to do this project sometime this summer or fall.

- 3) Meet with Jed McCormick about a property located at 2300 N 450 W.
 - a. Jed McCormick wants to build townhomes on a property located at approximately 2300 N 450 W, right next to Orion Junior High School. The property is currently zoned R-3. It has about 11 acres of land. Jed is thinking about making a subdivision with public roads. Matthew Robertson stated that Jed would be responsible for detaining storm drain water on the property. A detention pond would need to be located on the property. Blake Carlin stated that Jed would need to hook up to secondary water. Jed states that he has enough water shares for secondary water access. Jed also stated that the roads that are currently stubbed in will be connected in order to allow easy access for plowing, fire purposes, etc. Matthew suggests that Jed fill out an application and get a site plan submitted.
- 4) Meet about Storm Water Regulation.
 - a. Bill Morris wants to reconcile the agreement and new permit requirements with the ordinance to ensure it is compliant. Bill made some edits for Gene regarding this subject a few years ago. Bill wants to Matthew Robertson to make sure it is up to date and to make changes as necessary.

Adjourned at 10:10 a.m.

Laurence Boswell, Land Use Coordinator