

Project Management Meeting Minutes

Harrisville City Office

Thursday, May 10, 2018

9:00 a.m.

Attendance:

Matthew Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Bill Morris (City Administrator)
Blake Carlin (Bona Vista Water)
Sean Lambert (Public Works Director)
Chad Holbrook (Planning Commission)
Ryan Barker (North View Fire)

Visitors:

Russ Wahlen
Heidi Wahlen
David Thompson
Ray
Aaron Thornock

- 1) Meet with David Thompson about building on property located at 1115 N Washington Blvd (11-017-0002).
 - a. David Thompson is considering buying a lot just north of the Lutheran Church for their business called Zeppes. The lot is currently zoned R-1-10 and has some issues. Calvin Pack is the owner of the lot. The plot would need to be rezoned for commercial use. Zeppes is currently leasing a building off Washington Blvd and has outgrown the space. They would like to build a bigger building and potentially have indoor dining so they can be open all year round. David asks about the impact fees and what it might cost for a building permit. Sean Lambert states that if he has the square footage, he can calculate the impact fees. Impact fees include sewer connection, storm drain fees, and other associated costs. David states that they are thinking about developing a building that is around 1,500 square feet. David would like to put the building as close to Washington Blvd as they can, and put another building that will be 4,000 to 5,000 square feet in the back for storage. There will be parking in-between both buildings. Matthew Robertson states that David will need to retain run from storm water. It will also need to discharge to a City storm drain system. David states that there is run off from surrounding properties that also creates an issue. Sean states that the City cannot fix any problems on private property. Matthew suggests running a storm drain system up to Washington Blvd and getting approval from Ogden city to connect to their storm drain system. David will need to have at least 15% of his lot landscaped, and the rest pavement. He will also need to talk to UDOT about getting access off Washington Blvd. Last but not least, a public hearing is required to get the property rezoned.

- 2) Meet with Wahlen's about 1100 N.
 - a. Wahlen's talk about preliminary plans for building a subdivision and then connecting a road to 1100 N. Wahlen's want to rezone the current RE-15 zone to a

RE-1-10 zone. Matthew Robertson said that he would like to talk to UDOT. The agreement with Greenwood Charter and UDOT states that once there is another access to Greenwood Charter, the access off HWY 89 will be closed. Blake Carlin states that they should make sure they have enough water shares for Pineview water.

3) Meet with Aaron Thornock.

- a. Aaron is doing a small subdivision off of Larsen Lane. It is located approximately at 265 Larsen. The road will not line up with Wahlen way. Bill states that because it's a small subdivision, it's okay if the roads do not line up. The current zone is RE-15 and Aaron wants to keep it that way. Bill states that this will be sent to planning commission and there will need to be a public hearing. Bill states that if Aaron gets all the improvement drawings over to Matthew Robertson, and he is okay with it, then Aaron can pass preliminary and final plans with planning commission and city council. Blake asks if he has secondary water. Aaron plans on purchasing some water shares.

4) Meet with Ray about building/purchasing Mikes Fuel shop and converting it to an auto body sales lot.

- a. Ray wants to do auto mobile sales. He will not be repairing cars, or doing any oil changes. Bill states that Ray will need to apply for a conditional use permit and bring in a site plan approved by an engineer. If any modifications are made to the existing building, Ray will also need a building permit.

Adjourned at 10:03 a.m.

Laurence Boswell, Land Use Coordinator