

**Project Management Meeting
Harrisville City Office
Thursday, July 8, 2021 – 9:00 a.m.**

Attendance:

Zach Loveland (Storm Sewer)
Glen Gammell (Public Works)
Matt Robertson (City Engineer)
Jennie Knight (City Recorder)
Bill Morris (City Attorney)
Mayor Michelle Tait
Ryan Barker (North View Fire)
Cynthia Benson (Deputy Recorder)
Matt – Bona Vista
Brady – Bona Vista

Visitors:

Nate Curran
Jen Brown
Mark Apuna
Deven Pettet
Mary Beuse
Eleanor Jensen

1. Discussion on possible site plan for Parcel #11-422-0001 - Commercial pad at 1529 N Washington BLVD – Nate Curran and Jen Brown

Jen began with explaining what the purpose of the project with emailed documents. Would like a Thai restaurant with 3-unit commercial rental strip next to the property with possible living quarters above. Current proposals show 45 parking lot. Matt went over easement on west side as a reminder that the easement means a future road will be put through at some future date. Nate explained she would modify whatever needed. The proposal includes 4,000 sq ft for restaurant and 3,000 sq ft for additional commercial space. 7,000 sq ft total for buildings. Matt reviewed parking stalls for restaurants. Bill signed off the 45 stalls is sufficient for plans. Recommended they finish up drawings and be put on the next Planning Commission meeting. Glen reviewed sewer connection. Jen explained she was told it was already stubbed to the property. Matt and Glen explained the sewer line on 1500 N. Bona Vista said they were concerned with size of meter, which may be too small for proposal.; current ¾” meter will need to be upsized. . Jennie said the project looked ready to move forward. City would need everything by August 12th, 9 am for Project Management meeting for site plan review. Matt explained all that would be needed from Nate’s engineer to prepare. Jennie explained what the next steps are to Nate further. Matt told her that the City can move as quick as she is ready. Nate said her engineer can take up to four (4) months. Possible building permit issuance as soon as Planning Commission approval. Clarification on whether or not a cook can live above the restaurant. Because this is in the Mixed-use zone, she was given approval for that. Also, staff told her that the “dead end” city sign will be replaced with a “no thru street”. Nate wished sign to be changed for cultural reasons to “not a through street” instead of “dead end”. Sign currently on order. Ryan reviewed meter for fire hydrant. He will get specs for them on what they are required to have. Reviewed stacking for restaurant drive thru. Needs to be notated on site plan. Stacking needs to be in the parking lot and not on the main road. Bill reviewed and gave a thumbs up to move forward with water line details addressed. If plans can be submitted to city for review in a timely manner, possible

project can be sent to Planning Commission for August otherwise, site plan review for Project Management in August.

2. Discussion on possible plans for Parcel #170660010, Parcel #170660049, Parcel #170660062: Mark Apuna and Deven Pettet presented a plan for a medical building on 2550 N and bar.

Reviewed zoning requirements for a bar. Bar to be left with medical buildings on current parcel. Three parcels listed above to be joined together. The bar would be updated but the licenses would be the same as they are now. Bill signed off on the sports bar concept. Jennie explained if the use is the same. Mark explained they would be changing the signage to be more of a grill not a bar. Reviewed parking for project. Deven thought it was a sea of parking for the project. Mark explained parking to apply to all the buildings not per building. Bill also mentioned to include green space. Bill said to come up with a plan and represent to Project Management in August. Mark explained that there will be existing buildings and another building will be added into the middle of the parking area where notated. Existing buildings will either be demolished or rebuilt. Glen reviewed UDOT access to be in line with HWY 89 and Lisa Street. Bill gave his thumbs up for the project. Bar is a troublesome area as it is. Parcel #170660010, Parcel #170660049, Parcel #170660062. Bill explained the next step is to meet with UDOT to complete the traffic study. They will also have to get UDOT approval for storm drain use. So, far the city is willing to give the go ahead to proceed with completed drawings. Mark explained he wanted to give a mountain modern look to the whole project. Bona Vista explain there is a 16" water line in the park strip that should work. Matt said there are some concerns since we have sewer on that side of the road. Currently, it is reaching capacity. Matt asked for clarifications on what type of medical buildings. Deven said it would be general practitioners in the building. To be on the August 12th Project Management meeting for a site plan review.

3. Continuing Projects.

Meeting adjourned at 9:38 am.