



Project Management Meeting Minutes

Harrisville City Office

Thursday, October 12, 2023 – 9:00 a.m.

Present: Michelle Tait, Mayor, Jennie Knight, City Administrator, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works, Tyler Seaman, Building Official, Jake Bussio, Code Compliance Inspector, Matt Robertson, City Engineer, Brandon Green, Jones & Associates, Brady Hansen, Bona Vista, Ryan Barker, North View Fire.

Visitors: Geoff Solomonson, Sam Hardinger Galloway, Irene Reyna, Mike Bastian, Calvin Pack, Craig Butters, Kent Butters, Arnold Tait.

Jennie Knight, City Administrator, opened the meeting and introduced the Project Management Committee present.

1. Discussion on proposed site plan amendment for property zoned CP-2 (Commercial) located at approximately 534 W Harrisville Road for Walmart – Geoff Solomonson

Geoff led the discussion about the expansion to the Harrisville Walmart. The expansion will be for the online pick-up area. The expansion will be to increase the area to assemble and store the online orders. No additional retail space will be utilized for the expansion. Walmart will be restriping the stalls to the west and south of the proposed expansion to allow for more space to load cars. This will bring the pick-up stalls from twenty-four (24) to thirty-six (36). This will not affect any of the surrounding properties or utilities. However, it will drop the number of available stalls for general parking.

Staff discussion included number of stalls for overall general use calculations, building permit submittal, additional traffic, possible drive lane widths, and turn about space for semi-trucks. Tyler Seamon added the building permits are already submitted for the project. He will finish his review after planning approval.

Item moved to the Planning Commission agenda for Wednesday, November 8, 2023.

2. Discussion on proposed site plan amendment for property zoned CP-2 (Commercial) located at approximately 1165 N Washington Blvd for Reyna's Auto – Irene Reyna

Calvin Pack was present to represent the applicant. Ms. Knight began the discussion with a review of the application for Reyna's Auto. Mr. Pack verified his property lines and uses along with reasons for the application. Ms. Knight reviewed items brought to the attention of the staff during the review process. Mr. Pack stated Reyna's Auto will be handling all the issues outside of the site

plan.

After discussion on site plan requirements and code compliance, two issues would need to be resolved before application could move forward in the review process. A Code Enforcement review will be conducted by Jake Bussio, Code Compliance Inspector, and verification of UDOT access approval for usage change. Staff will verify the installation of the swell for the retention basin installation and make certain basin is draining properly.

3. Discussion on proposed mixed-use development for property zoned CP-2 (Commercial) and A-1 (Agricultural) located at approximately 760 N Harrisville Road – Mike Bastian

Mike Bastian, Castle Creek Homes, was the spokesman for the group. Craig and Kent Butters were present. Mr. Bastian began the discussion with asking about development agreements, how they worked, and how they would appear for a mixed-use overlay.

Discussion on boundary lines and what would trigger a subdivision review took place within the group. A subdivision review would be required if the zoning changes, use changes, and/or boundary line adjustment. Ms. Knight referred to the subdivision ordinance to show how the process would look for the developer to divide the lots into commercial and residential.

The requested changes would fall under this new ordinance subjecting the whole of the property, not just part, to the requirements. Thusly, if the development proceeds with any parcel combination, lot line adjustment, or subdivision of parcels, the current uses on the property would be required to cease. A new development agreement would be set in place.

The largest concern with the proposed subdivision is access. The Berkley Street stub is the only access point. The access point on Larsen Lane would have to be renegotiated with UDOT to accommodate new use. An access point to the north where a current project is being discussed is between developers.

4. Continuing Projects

Meeting adjourned at 10:20 am