

Project Management Meeting Minutes

Harrisville City Office

Thursday, December 13, 2018

9:00 a.m.

Visitors:

Lorin Gardner

Matt Hartvigsen

Lysha Spencer

Pat Burns

Attendance:

Matthew Robertson (Engineer)

Laurence Boswell (Land Use Coordinator)

Blake Carlin (Bona Vista Water)

Sean Lambert (Public Works Director)

Ryan Barker (Northview Fire)

Doug Jeppesen (Pineview Water)

- 1) Meet with Matt Harvickson from Jones and Associates about development of the Spring Meadow Subdivision on the border of North Ogden and Harrisville. Parcel #11-015-0003.
 - a. Matt Harvickson explained that there is a subdivision located in North Ogden that has a road connecting to 100 E. North Ogden originally had plans to connect Harrisville and North Ogden, but due to the landscaping and the wetlands located on the property, they have decided to put in a cul da sac. The cul da sac will be connected to a Harrisville road, therefore Harrisville City agrees to plow the road, but North Ogden will maintain it. An HOA will maintain the wetlands, and there will also be a six foot asphalt trail surrounding the cul da sac.

- 2) Meet with Lee Construction about developing a subdivision. Parcel #'s include: 110270022, 110270034, 110270033, 113180001.
 - a. Pat Burns proposed a subdivision off of Larsen lane. Currently, the zoning is both R-1-10 and RE-15. Mr. Burns would like to change the parcels located in the RE-15 zone to R-1-10 and create lot sizes around 13,000 square feet. Mr. Burns will need to apply for a rezone and amend the general plan map. Mr. Burns said he has enough water rights for the property, but does not have access to secondary water. He plans on created a pressurized system that will be maintained by an HOA. Matt Robertson expressed concern about access off Larsen Lane and traffic on that road. Mr. Robertson stated that it's important to start this subdivision now if Mr. Burns plans on getting access off Larsen Lane since the City is widening the road. Mr. Robertson is also concerned about the irrigation. Mr. Burns asked if he can do a PRUD. Mr. Robertson stated that there is no current ordinance that allows for PRUD zones. Blake Carlin asked about sewer connection. Mr. Burns said that the Satterthwaite's property has connections and access to easements.

- 3) Meet with Matt Browning about 7-Eleven proposal.

- a. Matt Browning is a representative of Kimley-Horn Civil Engineering, working with 7-Eleven. Mr. Browning is looking at a parcel located on the north east corner of Wall Ave and North Street. The parcel will be used for a gas station as well as a convenient store. The current zone for that parcel is deemed residential. Matt will need to rezone the property to commercial. The rezone would fit the general plan. Mr. Browning talked to UDOT about access off Wall Ave. UDOT requires that access be located at the farthest north end of the property in order to avoid any road changes to Wall Ave. Access off North Street will need approval through Ogden City since Harrisville does not own or maintain North Street. Mr. Browning plans on connecting to Ogden City water. Blake Carlin stated that there is a water line that ends at the liquor store just north of the parcel. This water line can be extended and used. Sean Lambert stated that instead of tapping into Ogden City water, the property should be hooked up to Harrisville City water. Mr. Carlin also stated that site can only have 15% irrigable land and there is a well on the property that needs to be taken care of. There is no storm drain off North Street, therefore Mr. Browning will need to talk to Lynn irrigation about tapping into their ditch for storm drainage. Matt Robertson also stated that Mr. Browning cannot have a retention basin on site. Mr. Browning asked about set back. Mr. Robertson and Mr. Lambert stated that the setbacks looked fine. Mr. Browning also wanted to know how much a permit would cost. Mr. Lambert said he will contact Mr. Browning with an estimate.

- 4) Meet about annexation of various properties in Weber County.
 - a. No comments.