



## Project Management Meeting

Harrisville City Office

Thursday, April 14, 2022 – 9:00 a.m.

**Present:** Matt Robinson, City Engineer, Justin Shinsel, Public Works, Michelle Tait, Mayor, Jennie Knight, City Recorder, Cynthia Benson, Deputy City Recorder, Brady Hansen, Bona Vista, Matt Fox, Bona Vista, Doug Jeppesen, Pineview, Ryan Barker, North View Fire, Chad Holbrook, Planning Commission Chair.

**Visitors:** John Macedone, Blaine Barrow, John Hansen, Geneva Blanchard, Craig North, Cliff Hokanson, Geri Knighton, Jon Shaw, Patrick Scott, Taylor Spendlove, Jacob Jones, Doug Palermo, and Bill Scott.

**1. Discussion on proposed site plan amendment for property located at approximately 1569 N 750 W for sewer/water connections. – Parcel #11-409-0001 [John Macedone]**

John Macedone began the discussion by saying he is inquiring about sewer and water connections into his building located at 1569 N 750 W. He wishes to sever his connections to the rest of the Sean Hart Commercial Subdivision. Justin Shinsel said he would need a will serve letter from Bona Vista, his contractor would need to pull an excavation and bond permit, and all necessary building permits for connections.

**2. Discussion on proposed development of property located at approximately 756 N Harrisville Road. - Parcels #11-039-0024, #11-039-0008, #11-39-0002 [Jacob Jones, Nelson Homes, Tod Jones, owner]**

Jacob Jones, Nelson Homes, is a potential buyer for a proposed project on these parcels. The parcels are currently zoned commercial. Jacob Jones asked what the possibility will be to build townhomes on the parcels. Jennie Knight said the townhomes are associated with the city code for a mixed use and these parcels are not included on the Mixed-Use Map. Jennie Knight showed the possibilities for the parcel within the code titled HCMC §11.11 and HCMC §11.12. Tod Jones said he had owned the property for 22 years. He was curious if there is some other use besides mixed-use. For instance, if he could rezone the property to residential or use it for storage units. Staff reviewed the code by stating storage units are under the manufacturing zone and not under the commercial. To try and rezone this to manufacturing would be spot zoning and would not be allowed. Staff reviewed the future land map for these parcels to answer the question about rezoning the parcels. The owner asked if UDOT would give them access off of HWY 89 since there was limited access to the parcels. Staff said the city does not control the access points off HWY 89 or Wall Ave and are aware of the limited access to the parcels. Jacob Jones said which is the most likely scenario likely for these parcels, assuming access was obtained. Justin Shinsel said the best-case scenario would be obtaining the access from the neighboring property and UDOT.

**3. Discussion on proposed development of property located at approximately 1495 N Washington Blvd – Parcel #11-016-0026 and #11-016-0029 [John Hansen, developer, Geneva Blanchard]**

John Hansen began by asking about the current zoning which are CP-2 and RE-15. Next he inquired about the connections for the sewer, basements, and where the water was. Brady Hansen replied with the water is on the west side of Washington and then stubbed on 1475 N. John Hansen asked next about the storm drain in the area. Staff replied with the storm drain run down from

North Ogden, through an open ditch, to a large retention basin. In order for them to use the ditch they would have to negotiate with North Ogden. To solve this, they would need to run the storm water down to 1475 N. Storm water is master planned to connect to 150 E. John Hansen asked after the water for the parcels. Bona Vista replied there is water for parcels and the parcels are within Pineview district for secondary water. Some of the parcel would need to be annexed into the Pineview Water district but would be serviceable with Pineview. John Hansen proposed R-1-10 for the property. He is wanting to build smaller homes. Staff reviewed the zoning is RE-15. This would be a bit of a spot zone because there are no other R-1-10 zones nearby. Genevea Blanchard stated concerns about utilizing North Ogden water. She wanted to make certain these parcels are serviceable. Matt Fox said they are independent of North Ogden water but would have to send a model to Bona Vista for a flow check to know how serviceable these parcels would be.

**4. Discussion on proposed development of property located at approximately 863 N. Harrisville Road. – Parcels #11-378-0001, 11-378-0002 [Craig North, developer]**

Craig North presented a new concept which includes a road connection south to North Street. The new changes were addressed, which show there are now two access points to the subdivision. He is going to apply under the cluster subdivision ordinance with a minimum of 90'. All lot frontage is between 90'-105'. There are 46-47 lots with the new concept. They have 36.9 acres in the A-1 zone. The density bonus for the open space is over the code limits. They have 17.95 acres of open space. There is some concern with sewer main connection points which may require an agreement with Ogden. Staff said all the lots will all be R- restricted. Justin Shinsel said depending on how deep the sewer line is, the lines can be kept within the Central Weber Sewer trunk. Craig North said he will have to raise the line 7' to connect with Central Weber. Staff said if he goes with Bona Vista, he will cap off Ogden and tie into Bona Vista. Justin Shinsel said the secondary will be a privatized system with required annexation into the Four Mile Special Services district. The model for flow will have to be sent to Bona Vista. Staff said there will be no basements due to the water table in this area. There was discussion on where the pond falls on the property and the water shares for the property come from. Staff reminded Craig North there is no building in the flood plain. The road would not be considered a building. However, the utilities in the roadway need to stay out of the flood plain for contamination reasons. Craig North expressed a concern about being able to access the FEMA map for this lot. Justin Shinsel said the maps are currently being updated. Matt Robertson said the city has access to the proposed maps. From what he is being told, the current projected maps are not going to change. He would send the shape files and pdf drawings to Craig North for him to use instead of the overlay.

Jennie Knight said the best interest for the city would be to navigate around the flood plain as much as possible for the future residents in this area. She added through the developer's agreement the city could negotiate the lots close to the flood plain. Keith Russell from Ensign is Craig North's engineer. Craig North asked about the CLOMAR. He wanted to know when it would be needed or could it be phased from the south to the north with a temporary turn around at Lot 10 with road base or gravel. The stub, cul-de-sac length and variance were looked at with the new concept. Access concerns were discussed to North Harrisville Road by staff. The northern lots would need to be cleaned up during the site plan acceptance process. Ryan Barker from Northview Fire pointed out where the fire stubs would need to be for emergency vehicles. The code reads 200 feet between intersections. This needs to be addressed for site plan review. Craig North asked if he would need to come back for staff approval once the few changes were addressed. Staff said no. He can move forward on the project with his preliminary concept plan approval as long as staff review is completed on the application prior to the Planning Commission date.

**5. Discussion on proposed site plan for commercial development of property located at approximately 1800 N Highway 89. Parcel 17-064-0055 [Doug Palermo & Bill Scott]**

Bill Scott gave a brief explanation of the concept and parking stall shortage. The MDA says 248 spaces are required. Based on his calculations/design he figures he will be approximately ten (10) stalls short. He has already built-in parking reduction of 10% to satisfy the city code for shared uses. He wishes to have this clarified including how the rooftop dining parking will be considered before moving forward. Jennie Knight said the purpose of this meeting was to discuss the parking issue not necessarily the design. The original calculations for parking in the MDA did not consider the rooftop parking. Bill Scott asked staff if he can have a shared use for some of the stalls. The MDA assumed there would be more office space than restaurant. The rooftop restaurant space would not be a continual use more like seasonal. Jennie Knight asked Bill Scott to clarify the spaces he used for his parking calculation. Bill Scott said it was the road around the event lawn and commercial buildings. They were defined as private. They are in affect the parking area of the complex. Jennie Knight said the intent of the use is to encourage a walkable community. The concept was reviewed by staff and Bill Scott. Building A is intended to be a restaurant with an outdoor terrace and retail. Building B is intended to be a fitness center and retail. Building C intent is office space and retail. Building D intent is restaurant with outdoor terrace and retail. Jennie Knight said with this design and with the current proposal there will be a shortage of parking. Matt Robertson asked if the parking calculations were for the private roads not the public roads. Bill Scott said the calculation sheets were for the private roads only. The solution the staff came up with is to find parking at the park to the north with a walking path to access the commercial. If the plan can show parking within a reasonable walking distance, it may help with the calculations. Bill Scott asked if there was a concern with the conceptual aesthetics of the plan. Staff feedback was positive.

**6. Discussion on proposed development of property located at 190 North Street – Parcel # 11-038-0004 [Kerry Garner]**

Tabled due to Kerry Garner was not present.

**7. Prelim for Dixon Creek Park Subdivision – [Taylor Spendlove]**

Taylor Spendlove said he is here for feedback before moving forward on the project. He said the changes are the road ways on the eastern side for better flow, driveways were added to several units, and shifting of the amenities. Jennie Knight said she needs to make certain pools are now added to the MDA since this was not something originally discussed. Pools would be HOA maintained. The office space next to the pool in Phase 1 may have a gym added. He added storm tech systems for storm water detention. The new concepts were reviewed including the utilities. Matt Robertson said he was fine with this concept as long as the GEOTech report supports the new concept. Taylor Spendlove said because he needs to build up the site a bit the pools will be more of a sports pool instead of a diving pool. Taylor Spendlove said they lost a unit because of the wetland area. All of the buildings are currently outside of the wetland. The CLOMAR and the flow for the creek is still being mitigated. This current proposal is for 214 units. The units to the north near the flood plain will be the final phase. He would like to go through preliminary on everything at once. Matt Robertson asked what was private. 1300 North is the only public road. Matt Fox suggested having two master meters depending on how many private roads there are on the concept. This development is in the Pineview District for secondary water. Matt Robertson suggested the master meters because Bona Vista does not service private drives. Stubs for the buildings were suggested as well. Flow will need to be checked along with the meter fees for the

connections with Bona Vista. Taylor Spendlove said each building are 5 units or less. A flow test will need to be completed to determine which meter size to go with. Staff discussed access. The entrance on Washington will be a three-lane access which lines up with the road to the east of Washington is the location discussed with the developer and UDOT. Staff asked for a wider sidewalk for the frontage on Washington. Justin Shinsel said he was concerned with the sewer in regard to the new state law. Matt Robertson said the new state law said if there is more than one connection, then a public entity needs to maintain. Justin Shinsel asked for clarification on what the city would own in order to maintain the sewer and what would flow look like per building. Discussion on what kind of line would need to be utilized and where the city would be able to gain access if there is a break. Top-back-of-curb to top-back-of-curb on the alleyway/streets are twenty-four (24) feet. The sewer line size would need to be addressed during the process approval. They plan to plat the whole subdivision for future sale of the units. The association will control everything. Jennie Knight said the project did receive a positive recommendation from the Planning Commission on the site plan and MDA. This concept will go to City Council in May.

#### **8. Continuing Projects.**

No continuing projects were discussed.