

Harrisville City Project Management Meeting
Harrisville City Office
January 12, 2017. 9:00am.

Attendance: Matt Robertson (Engineer)
Jeff Pearce (Council)
Shanna Edwards (Secretary)
Laurence Boswell (Land Use Coordinator)
Bill Smith (Commissioner)
Sean Lambert (Public Works)
Blake Carlin (Bona Vista)
Bill Morris (Administrator)

Visitors:
Eric Thomas
Tyler Lund

1. Review concept plan for a community development at 1520 North Washington Boulevard - Eric Thomas 801-430-1882.

- a. Ordinance Required: Harrisville City does not currently have an ordinance to allow zoning for multi-use properties. Bill Morris pointed out that the city needs to create an ordinance to accommodate what he is proposing. Bill Morris will refer to the Envision Utah standards and draft an ordinance for the city officials to consider.
- b. Density and bonuses: Eric Thomas proposes to build 40 multi-family units at 1520 North Washington Boulevard. He also proposes a bonus of up to 48 units if he creates units that have better amenities, such as double car garages, units made from brick or stucco, and a pocket park among the units. He asked Bill Morris to consider in the developing the ordinance that such amenities would allow additional density bonuses. Bill Morris pointed out that the street these units would be placed on only has one access. Until a second access is made, a fire truck turnaround will need to be made on the west end of the street. Fire code only allows for a maximum of 30 units. The committee recognized that in the future, the street may extended west and eventually connect to other existing streets. He also pointed out that the access on Washington requires U.D.O.T approval.
- c. Parking: Another issue that was raised is visitor parking. Jeff Pearce made a point that there is very little space on the street to allow for visitors to park.
- d. Flooding: There is some minor flooding in the area due to a storm drain pipe from North Ogden that dead ends on the west side of Washington Boulevard. Eric Thomas will need to connect to this storm drain and extend it west through the development in order to prevent further flooding.
- e. Conclusion: Bill Morris suggested Eric Thomas refine his plan, seek U.D.O.T approval, and Bill Morris will work on creating an ordinance.

2. Aaron Thornock failed to make an appearance and therefore did not present this morning.

Adjourned at 9:30 a.m.

Laurence Boswell, Land Use Coordinator

