

Project Management Meeting Minutes

Harrisville City Office

Thursday, July 12, 2018

9:00 a.m.

Attendance:

Matthew Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Bill Morris (City Administrator)
Blake Carlin (Bona Vista Water)
Todd Richins (Pineview Water)
Sean Lambert (Public Works Director)
Grover Wilhelmsen (City Council)

Visitors:

Lesha Spencer
Pat Burns
Brad Larsen

- 1) Meet with Brad Larsen about developing property located at 750 W HWY 89.
 - a. Brad Larsen wants to develop the Glen Williams property that is located off 750 W, currently zoned A-1. The lot is approximately 28 acres. The general plan shows that this property will be zoned semi-rural residential in the future. Brad Larsen asks about rezoning to a smaller lot size. Bill Morris states that the City can only rezone to what the general plan states. Bill suggests doing a cluster subdivision in the semi-rural zone and obtaining bonus densities in order to get smaller lot sizes. Sean Lambert states that Brad can tie into Pleasant View City's sewer system. Todd Richins asks how the property is currently being irrigated. Brad explains that the property is being flooded. Brad is unsure about what kind of water rights or shares the property has. Todd explains that there is a water line that runs through the property right now into a subdivision located in Pleasant View. Brad might be able to tie into that water line. Bill Morris states that Brad should bring a plan to project management next month and get an application for a re-zone if he wishes to proceed with development.

- 2) Meet with LYNC Construction about developing property located off Larsen Lane (Parcels: 110270116, 110270034, 113180001)
 - a. Pat Burns wants to develop property off of Larsen Lane. The current zoning of the property is mostly RE-15 and some R-1-10. There are several concept drawings. Pat asks if the City would allow a PRUD subdivision with smaller roads. Bill Morris states that the City has a 60 foot road standard. Blake Carlin asks about secondary water. He states that Pat will need three (3) acre feet of water per acre

ground. Todd Richins states that Pineview does not service anything south of Larsen Lane, therefore the developer would need to put in their own irrigation system. Pat states that they have 43 shares of water for the property. Matthew Robertson indicates that the City will be widening Larsen Lane soon and there will be 60 feet of asphalt and an 80 foot right of way that will affect properties off of Larsen Lane. The widening of Larsen Lane will make some of the lots on the proposed subdivision smaller. Bill Morris states that the developer can apply for a cluster subdivision, which would allow for the smaller lot sizes. Bill also states that there needs to be a detention basin as part of the subdivision.

Adjourned at 9:50 a.m.

Laurence Boswell, Land Use Coordinator