

Project Management Meeting Minutes

Harrisville City Office

Thursday, September 13, 2018

9:00 a.m.

Attendance:

Matthew Robertson (Engineer)

Laurence Boswell (Land Use Coordinator)

Bill Morris (City Administrator)

Blake Carlin (Bona Vista Water)

Sean Lambert (Public Works Director)

Visitors:

Julie Dewolfe

Tim Butler

Bryan Bayles

Doug Jeppesen

Russ and Heidi Wahlen

- 1) Meet with Bryan Bayles about property off 750 W.
 - a. Bryan Bayles is interested in a parcel that is currently zoned A-1, but is marked R-1-20 in the general plan map. Bryan states that he would like to follow the general plan and be consistent with the R-1-20 zoning. He proposes to do a cluster subdivision to increase lot density. The lots would be, on average, just over 10,000 square feet. All the setbacks and other building regulations would be consistent with an R-1-10 type zone. Bryan states that he would have a 60% bonus density following the cluster subdivision ordinance. Bryan also states that he is planning on having 12% open space and adding a trail in the subdivision. There are 30 shares of the North Ogden Irrigation Water Company attached to this parcel. Bill states that the streets on the plat were 50 feet wide instead of 60 feet. He states that the City has had a lot of problems with 50 feet wide streets in the past. Bryan states that he was planning on having 32 feet of asphalt. Matthew Robertson states that usually a 60 foot road would have 36 feet of asphalt. Bill mentions that the City does not have a private road ordinance, so all streets would need to be a minimum of 60 feet wide. Bill asks if the block separation on two of the roads is big enough. Bryan states that a storm water retention basin would be located in parcel E. Bill states that the City might not be able to provide bonus density for open space. Bill suggests that item 10 in the cluster subdivision ordinance would be more manageable if Bryan wants more density. Item 10 states that homes need to be energy efficient. Sean Lambert shows some concerns about sewer and drainage issues. Bryan states that he will contact Pleasant View City to see about draining into their system. Bryan asks about basements. A geotech study would need to be done in order to have homes with basements. Bryan states that an HOA would maintain the open space in the subdivision. The sidewalk easement would be maintained by the City. Matthew states that the lots need to be 100 feet deep, unless planning commission says otherwise.

- 2) Meet with Jared Thompson with Sky Mountain Homes to discuss property with a parcel number of 17-071-0045.
 - a. Not present.
- 3) Meet with John Macedone about property off 750 W.
 - a. Not present.
- 4) Meet with Julie deWolfe about building at Greenwood Charter Elementary.
 - a. Julie deWolfe wants to update the site plan at Greenwood Charter Elementary in order to build outdoor sheds. Bill states that she will need to fill out a site plan amendment application. The total cost is \$250. Bill states that once the application is filled out and paid for, Julie will be put on the next planning commission meeting agenda.
- 5) Meet with Tim Butler representing Great American Homes about 1100 N project.
 - a. Tim Butler is concerned about building off 1100 N as the City moves forward with finishing the road. The north side of 1100 N is zoned R-1-10 and the south side is zoned RE-15. Tim has three buildable lots on the north side of 1100 N. Matthew Robertson suggests dedicating any non-buildable lots to the City as part of the subdivision process and then turn it into a pocket park. Tim will need water shares from Pineview. There is no need for a detention basin for storm water. Tim can start the subdivision process while the City is striking the road. Tim might need to talk to Ryan Barker about putting a fire hydrant in his subdivision.
- 6) Meet with Russ Wahlen about property acquisition for Wahlen Acres and 1100 N.
 - a. Heidi and Russ Wahlen met with a land designer and are thinking about doing a cluster subdivision on the south side of 1100 N. Russ wants to do patio homes. Bill Morris states that you cannot have lots smaller than 10,000 square feet because that is the smallest zone Harrisville currently allows in the City right now. Sean Lambert states that the subdivision cannot have private roads. All roads need to be at least 60 feet wide. Bill states that the zoning needs to be changed to an R-1-10 zone. Heidi asks about Dixon Creek. Matthew explains that the stream will need to be diverted, and possibly piped. Russ also asks about sewer. Matthew explains that the sewer will almost go to Dixon Creek. In addition, Russ might need a storm water detention basin as part of his development.