

Project Management Meeting Minutes

Harrisville City Office

Thursday, November 8, 2018

9:00 a.m.

Visitors:

Doug Jeppesen

Jed McCormick

Nate Walter

Gordon Casey

Bryan Bayles

Attendance:

Matthew Robertson (Engineer)

Laurence Boswell (Land Use Coordinator)

Bill Morris (City Administrator)

Blake Carlin (Bona Vista Water)

Sean Lambert (Public Works Director)

Ryan Barker (Northview Fire)

- 1) Meet with Bryan Bayles about preliminary approval for a subdivision to be located at 1900 N 750 W (parcels: 170650042 and 170650038)
  - a. Bryan Bayles states that he is on the planning commission agenda for next Wednesday about rezoning the property located off 750 W. Bryan proposes that the zone be changed from an A-1 zone to an R-1-20 zone, which is consistent with the general plan. Bryan also wants to apply for a cluster subdivision and create lot sizes that follow the R-1-10 zoning regulations. There are two entrances off 750 west for the proposed subdivision. Bryan states that some lots might be short of 10,000 square feet. Bill Morris states that the planning commission is the ultimate decision maker on if that is okay or not. Bill states that in the development agreement Bryan will outline all the bonus densities and the HOA that will take over the development to maintain it. Bryan requests to be put on a City Council meeting by the end of November for the rezone. Bill states he will ask the Mayor if the City Council can meet twice this month for this rezone application. Bryan states that these homes will most likely have 3 car garages and basements after doing a geotec study. Matthew Robinson states that the biggest concern is the sewer system. The Willowbrooke subdivision in Pleasant View City is a private sewer. Bryan has talked to Willowbrooke to see if he can tie into their sewer system. Matthew states that Bryan cannot tie a public sewer line into a private sewer system. Bryan would like to move forward, hoping the concept plan will work after getting the property rezoned. If Bryan cannot fix the sewer issues, then after a year in a half, the zoning change will be reversed. Blake Carlin states that Bryan will also need enough water shares to get approval through Pineview Water.
- 2) Meet with Kerry Garner about building on property located at 190 N Street.
  - a. Not present.

- 3) Meet with Nate Walter from LEI about putting in a private road on the Cannery.
  - a. Nate Walter met with the City in March 2018 concerning a private road over by the LDS Cannery. Nate has been working with UDOT since that meeting and has received approval to have access off Wall Ave. Nate would like to get utilities in the ground this winter and then put the road in by next spring. Bill Morris states that this will be a private road, but meets the public road standards so the City can take it over eventually. Nate brought an application and fee for the site plan approval. The site plan will need to be approved through planning commission at the next meeting, which will be held December 12, 2018. Nate will need to check with Northview Fire Department about the fire flow. Matthew Robinson will check on the storm drain. Nate will need a letter from Ogden about the sewer connection. Nate will also need a will serve letter from Bona Vista, Pineview, and Northview Fire. Bill states that all the above mentioned documents need to be turned into Laurence Boswell no later than November 30, 2018 in order to be on the planning commission agenda for December.
  
- 4) Meet with Jed McCormick about townhome development off 2300 N.
  - a. Jed McCormick is submitting a preliminary plan for a subdivision to be located off 2300 N. Jed states that this particular property is located in an R-3 zone and worries that Planning Commission and City Council will not like this type of development. Bill Morris states that if the development meets the law, and the regulations set forth in the R-3 zoning, then Planning Commission and City Council cannot deny the proposal. Jed McCormick asks if he can get a preliminary concept plan approved. Matthew Robinson and Sean Lambert state that Jed can get a preliminary concept plan approved on the condition that when Jed applies for final approval, there will need to be engineered plans. Bill states that the City needs to hold a public hearing, have the Planning Commission table the project, and then have Jed come back a different month to get the subdivision approved. Matthew states that if the Planning Commission cannot stop Jed from building, then he should proceed with his plans. Jed asks about fire hydrants. Ryan Barker states that fire hydrants need to be placed every 500 ft from each other. Blake Carlin asks is this development will be maintained by an HOA or home owners. Jed does not know the answer to that question yet. Bill asks if the development will be apartments or condos. Jed does not know yet. Jed states that he wants to sell the units, not rent them out. Matthew states that starting March 1, 2019, there will be changes to the storm water standards. Jed will also need enough water shares for the property in order to develop on it.