



Project Management Meeting

Harrisville City Office

Thursday, November 14, 2024 – 9:00 am

Present: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Matt Robertson, City Engineer, Michelle Tait, Mayor, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Brandon Green, City Planner, Brady Hansen, Bona Vista, Kenny Hefflefinger, Bona Vista, Tyler Seaman, Building Official, Nathan Averill, Planning Commission Chair.

Excused: Ryan Barker, Northview Fire, Doug Jeppesen, Pineview, Dan Johnson, Pineview, Matt Fox, Bona Vista

Visitors: Regina Hokanson, Brian Campbell, Tod Jones, Scott Smoot, Preston Moebius.

Jennie Knight, City Administrator, called the meeting to order and introduced the project management committee.

1. Review of Landscaping Plan Revisions for Dixon Creek Subdivision located at approximately 1300 N. Washington Blvd. – Preston Moebius

Preston Moebius, Project Manager, for the Dixon Creek Subdivision gave the committee an update on the landscaping plan changes since final approval. They have been asked to trim some trees along Washington Blvd to accommodate the replacement of a Reagan sign. The committee discussed the changes. Since no other changes will be made to the Landscaping Plan, outside of a few trees being trimmed for sight visibility reasons, the committee approved the amendment.

Mr. Moebius then asked the committee if there were further items he would need to address before recording the final plat. The process for recording was explained to Mr. Moebius. Matt Robertson, City Engineer, explained how the engineer's cost estimate process worked. Justin Shinsel, Public Works Director, added how the utilities would be accessed for the engineer's cost estimate. After some discussion with the committee on the process, Mr. Moebius stated his plan is to have the mylar ready by the end of the month. Ms. Knight reviewed the necessary steps for recording the plat and whose signatures will need to be collected.

2. Discussion on development concept located at approximately 765 N Harrisville Road. – Tod Jones

Tod Jones updated the committee on his plans to develop land he acquired back in 2005 located at approximately 765 N Harrisville Road. There are three parcels in all. Mr. Jones has spent years attempting to work with the nearby commercial property owner to create a joint development to no avail. He concluded the only thing he could do with the property was to build a residential development of some kind. His prior proposals included a townhome subdivision consisting of multiple banks of units, a gas station, and convenience store.

The committee reviewed the hardships with the property including access and use of the parcel. Ms. Knight said UDOT's preference is to have all access for this commercial corner to be off Wall Avenue near the storage units due to this being a high traffic corner. UDOT's object is to reduce

the number of access points on corners like this throughout the county. A joint access agreement is preferred since there is not enough length to meet code to allow commercial on a residential street. Ms. Knight gave an example on a parcel which wanted to have residential in a commercial area and said this project was not accepted during the approval process. The committee asked if it would be possible for Mr. Jones to gain access to Wall through the storage units instead. This would allow for access from North Harrisville Road through the subdivision to Wall Ave.

Brandon Green, City Planner, said the challenge with these parcels is the access and possible utilities since this was a residential lot for a single-family home and not for multiple connections. Justin Shinsel, Public Works Director, and Matt Robertson, City Engineer, reviewed where the property utility connections were stubbed and how Mr. Jones would need to accommodate the proposed use of multiple connections. Mr. Shinsel stated commercial development would be difficult without Highway 89 access. Ms. Knight added a rezone from commercial to residential would be considered spot zoning which is not allowed.

The committee reviewed other options of development including the possibility of a mixed-use residential plan with a master development agreement or applying for a variance and developing under the current zoning of commercial. The committee reviewed the process for a mixed-use development. In conclusion, the committee felt the best course would be for the developer to talk about the options presented to see which route they would like to take.

3. Discussion/review of Gardner Grove Subdivision (HHI) located at approximately 736 W Harrisville Road. – Regina Hokanson, Brian Campbell

Brian Campbell began the discussion by reviewing an updated concept for the parcels, 11-019-0041, 11-395-0002, and 11-019-0007, which will be included in the Gardner Grove Subdivision. They have worked through this layout with the City Engineer. Parcel 11-019-0041 is naturally divided by the canal. Keeping this in mind, they have divided the subdivision as follows. Lot 1 will include everything south of the canal on parcel 11-019-0041, the current HHI facility, and absorb all of Parcel 11-395-0002. This lot will remain Manufacturing (MP-1). Lot 2 will be everything north of the canal on parcel 11-019-0041 up to the new road. This parcel was referenced as the triangle piece which was rezoned to Manufacturing (MP-1) last year and will have frontage off the new road and 750 West. Lot 3 and Lot 4 will be a division of Parcel 11-019-0007. Both pieces remain at the current zoning of commercial (CP-2). The new road will be the dividing factor. The south portion will be Lot 3. The northern piece will be Lot 4. Their intent is to have the city reviews for the 4-lot subdivision by the first of the year. They will show the new road on the plat as coordinated with the city engineer. They are hoping to have everything recorded, with the dedication of the road to the city, by February or March. They will not be including the interior roads or any structures within the subdivision on the plat since they are not ready to develop. Mr. Campbell clarified they are still planning the original design concept, road entrance, storm drain, lot divisions, but are not ready to take on that much financial commitment at this time. Regina Hokanson, the owner, stated they do have an interested party for Lot 4. However, the sell is contingent on the light going in on Highway 89.

Ms. Knight reviewed the light progress on Highway 89. She said there are things moving on the east side to get this portion of the project off the ground. The infrastructure will be in place when the new road improvements are installed. The city has already brought the water line across. The city has received some federal appropriations funding for the installation of the road and desires

to begin construction in the upcoming season once particulars on how the funding will appear. Mr. Shinsel said the city plans to have the road installed and ready for use before 2026 since the city widening project of West Harrisville Road will need the access to keep traffic flowing.

Mr. Robertson asked for an update on the land swap with the Vasas. Mr. Campbell said they have the legal descriptions and quick-deed documents ready. He will be getting those documents to the city soon. He would like to have this recorded prior to platting for signature purposes.

Ms. Hokanson asked about the city timeline for the new road installation and what direction it would be installed. Mr. Shinsel answered the road installation will be from 750 West, where utilities are currently stubbed, to Highway 89. The ditch piping will be installed first before the next watering season. Mr. Campbell reviewed his understanding of how the piping will look. The ditch on the HHI property will stay the same until they are ready to connect. The only portion of the ditch which will be piped will be on the city property. The city plans on starting at the Vasas property line and going through the whole of the city property. Ideally, it will be completed before April 15 irrigation season.

Ms. Hokanson asked how to obtain the pressurized secondary water for her properties. Ms. Knight suggested waiting until they are ready for final acceptance but could be working on the annexation plat now. This way the whole subdivision can be annexed into the Four Mile Secondary District before selling any lots. Lastly, Ms. Hokanson asked if there will be temporary fencing placed on the south side during road installation. It was agreed by the committee this would be added to the agreement.

4. Discussion/review of Harrisville City 750 West Complex Subdivision.

Mr. Robertson began with clarification on plat submission for county review. He then asked about a few design elements which needed to be addressed before he could submit the plat to the county. The committee reviewed curb returns into HHI and between the city offices and the fire station. The discussion included whether to include center islands with trees. Ms. Knight stated she would like to plan for the trees with a tree element from the approved city code. Mr. Robertson to verify turn radii for the emergency vehicles before submitting the plat to the county.

5. Continuing Projects

Meeting adjourned at 9:50 am.