

Project Management Meeting Minutes

Harrisville City Office

Thursday, September 14, 2017

9:00 a.m.

Attendance:

Matt Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Bill Morris (City Administrator)
Blake Carlin (Bona Vista Water)
Sean Lambert (Public Works Director)

Visitors:

Jerry Priest
Charles Lynch
Darin Cutler
Chris Lessig
Brett Stephens
Kirt Nalder

1. Meet with Jerry Priest about a townhome development.
 - a. Jerry would like to know what the city can do in order to allow these townhomes to be built. Matthew Robertson responds and states that we have a mixed use ordinance that would allow townhomes, but unfortunately it does not cover the proposed property. Laurence states that according project management minutes dated August 10, 2017, Jerry would need to get an new ordinance approved with the City before anything like this would be allowed. The application fee is \$300 and a draft of an ordinance from Jerry Priest. Blake Carlin also mentions that you have to have secondary water available for the property. This will allow culinary approval. Pineview oversees secondary water approval and Bona Vista culinary approval. Jerry states that the only market for that property is townhomes, even though it is zoned commercial. Matthew again states that an ordinance would need be drafted. Jerry would like to talk to planning commission. Laurence states that Jerry is invited to come to planning commission and talk during public comments. The next meeting is October 11, unless there are no agenda items and the meeting is cancelled.
2. Meet with Kirt Nalder and Chris Lessig to discuss options for an existing fence that runs along a canal.
 - a. There is supposed to be a permanent fence on the easement of a development that backs a canal. Kirt Nalder and Chris Lessig would like to put a temporary fence and put it on the property instead of on the easement the follows the canal. Kirt and Chris ask if the City plans on doing a trail by the canal. The City does not have control over that, therefore it is up to whoever owns the canal. Sean states that it is a good idea to put a temporary fence on the property line to avoid weeds and other junk up against the canal. It is part of the development agreement to have a fence on the easement and not on the property line, so Kirt and Chris want to know what they can do to change the development agreement so that the fence can go on the property instead of the easement. Bill states that this issue cannot be resolved in project management and that changes to the development agreement would need to be approved through City Council. Kirt and Chris need a letter from the irrigation company to present to Council. Robert DeBries is the contact for the Western Irrigation Company.

3. Meet with Charles Lynch about a lot line adjustment for property located off 544 W Harrisville Rd.
 - a. Charles Lynch bought the property located at 544 W Harrisville Rd and was wondering what needed to be done in order to build his house. Bill states that if you combine the two parcels, the property is buildable. Charles states that the last property owner actually combined the lots and paid Shannon Edwards to combine it. Bill states that Charles would just need to go to Weber County to correct it. Bill would like him to get a building permit and start building. The fire hydrant would need to be within 300 feet of the house. Charles needs to get a letter from the Fire Marshall. Charles would also need receipts from Bona Vista and Pineview before building. Matthew Robertson will call the county and figure out what needs to be done in order to fix the plat that shows two parcels under one tax ID. Charles asks about power to his property. He is directed to talk to Rocky Mountain Power about electric hook up. Bill states that before occupancy, Charles needs to follow up with Matthew Robertson concerning the subdivision amendment for those lots. In addition, Blake Carlin states that Charles might want to look into a 1 inch connection for the Bona Vista water line. Charles would need to petition for that with Bona Vista. Matthew Roberson agrees to call the county and send Sean a memo about the subdivision amendment.

4. Brett Stevens – Resident of Harrisville.
 - a. Brett Stevens wants to build on a property that is located on North Harrisville Rd. David Stevenson is the property owner. David agreed to sell one (1) acre of his property to Brett. According to the plat map, Bill states that David has to sell Brett 100 feet of frontage because it currently does not have frontage to a public road. You have to have frontage on a public road in order to make a lot buildable. David does not have frontage to sell off, therefore Brett cannot build on the lot David was willing to sell him. The other option would be for David to develop and dedicate a public road going down his existing dirt road. Another option is for Brett to buy the property next door since they have frontage on a public road.

Adjourned at 9:50 a.m.

Laurence Boswell, Land Use Coordinator