

Project Management Meeting Minutes

Harrisville City Office

Thursday, January 10, 2019

9:00 a.m.

Visitors:

David Lewis

Attendance:

Matthew Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Blake Carlin (Bona Vista Water)
Robert Defries (Public Works)
Ryan Barker (Northview Fire)
Doug Jeppesen (Pineview Water)
Bill Morris (City Administrator)
Grover Wilhelmsen (City Council)
Chad Holbrook (Planning Commission)

1. Meet with David Lewis about developing the Ben Lomond Golf Course.

David Lewis wants to know more about the status of the golf course and potential development. Bill Morris stated that the golf course is no longer in business and the City has a couple of options. One option is to bond with the City in order to maintain the integrity of the golf course, but will raise property tax for Harrisville residents. The other option is to allow development on the golf course. The City is in favor of making the golf course a mixed-use zone, with lots of open space.

Mr. Lewis asked specifications of a mixed use zone and if the City would allow a PRUD zone. Mr. Morris responded and stated that there is nothing set in stone. The City is looking to have portions of the golf course residential with a density similar to an R-1-6 zone. Mr. Morris also stated that the open space requirement would most likely be 20%-35% of the land. The City staff will push for higher density, more commercial, and more open space. Approval will come through City Council and Planning Commission. Mr. Morris stated that a lot of specific details concerning the mixed use have not been fully discussed.

Mr. Lewis stated that the golf course is taking bids in the near future. Mr. Morris stated that the City was unaware. Mr. Morris stated that it's important for the City to decide what the zoning will look like for the golf course before developers come in and submit an application. Mr. Morris suggested that the mixed use zone could potentially have an R-3 zone with 25% open space, 25% commercial and 50% residential.

Mr. Robertson asked about phasing from an R-3 zone to something bigger towards the back of the golf course. Mr. Morris stated that there are several options and it's up to planning commission and city council to make a decision.

Mr. Lewis asked about water lines. Blake Carlin stated that there are several water lines below the golf course. The lines can be moved, but it will be expensive. Mr. Lewis asked about secondary water requirements. Doug Jeppesen, representing Pineview Water, stated that it is required to have secondary water and whoever buys the golf course will need to provide shares.

Mr. Lewis asked about road requirements and if there are any roads stubbed into the golf course. Mr. Robertson stated that there are no roads going into the golf course. Mr. Lewis will need to get permission from UDOT to have access of HWY 89. Mr. Robertson also suggested having a road connect up to 2000 N. All residential road right-of-ways need to be 60 feet wide. All collector road right-of-ways need to be 66 feet wide.

Mr. Lewis asked about street lighting. Mr. Robertson replied and stated that there needs to be a street light at every intersection at a minimum. Mr. Robertson stated that sewer could be an issue. All the sewer would need to go out to 2000 N. The line off Highway 89 is not efficient. Mr. Lewis asked about lift stations. Mr. Robertson stated that the City does not want any lift stations. There will need to be a detention basin. The current detention basin located at Millennium Park is drained and connected to 6 mile creek. The open ditch will need to be piped as part of the development. If it has to be rerouted, it will need to be piped. If a developer wants to keep it as an open channel, it will need to be maintained.

Mr. Lewis asked if there is anything that can be done to help Planning Commission and City Council with the transition of having the golf course be developed. Doug Larsen stated that if the golf course is developed, then it will help the City grow and move forward. Chad Holbrook stated that it will be helpful to know the City's expenses and financial state in the next several years so planning commission can make an educated decision. Grover Wilhelmsen stated that the City is really concerned about maintaining open space.

2. Meet to discuss annexation policy plan.

Mr. Morris asked permission from Chad Holbrook and Grover Wilhelmsen to update the annexation map and put the entire Weber County Industrial Park on the annexation map. It is currently an unincorporated island. Doug Larsen stated that in order to annex the industrial park into the City, the City will need to entice them to stay after increasing their expenses. Mr. Morris also wants other little parcels, like part of the Harrisville Park, to be incorporated into the City. Mr. Larsen suggested to create a high level of expense and revenue chart to present to City Council and Planning Commission before moving forward. Chad Holbrook and Grover Wilhelmsen are on board to move forward.