

Project Management Meeting Minutes

Harrisville City Office

Thursday, August 10, 2017

9:00 a.m.

Attendance:

Matt Robertson (Engineer)

Laurence Boswell (Land Use Coordinator)

Bill Morris (City Administrator)

Visitors:

Jerry Priest

Bret Palmer

John Richardson

1. Meet with John Barker to talk about developing off of HWY 89.
 - a. John Barker was not present.

2. Meet with Jerry Priest about developing townhomes.
 - a. Jerry Priest wants to build on a property located off of 750 W and HWY 89. Jerry Priest points out that UDOT access to this property is very limited. They will not provide access to any commercial sites, however; they will provide access if it remains a residential area. Therefore, Jerry would like to build townhomes in that area. Bill Morris points out that currently the property is zoned R-1-10 and the City currently does not have an ordinance allowing townhomes to be built. If Jerry wishes to build townhomes, he would need to draft an ordinance and submit it to the city, paying the associated fees. It would cost \$300 to do an ordinance change and would need to be passed through planning commission and then city council. Bill and Jerry explored other options for the property, including building residential homes that would comply with the current zoning of the property. They discuss some of the water issues, including the current canals on the property. Matthew Robertson will check with Sean Lambert, Harrisville City Public Works Director, about some of these water issues. Bill invites Jerry to come back to project management meeting next month.

3. Bret Palmer and John Richardson with Mountain West Real Estate and 7 Eleven would like to build off Larsen Lane and Washington Blvd. Maverik had interest in this property before, but they needed an adjacent property. The owner wanted too much money and UDOT wouldn't give them access, therefore they withdrew. 7 Eleven is hoping that the property owner will sell their property now in order to put a gas station in. If the property owner is not willing to sell, then 7 Eleven would like to know what they can do to the parcel located at the corner of Larsen and Washington. Bret Palmer asks if they can have a turn in on the west side. Matthew Robertson reports probably not since it's too close to the intersection. Right now the parcel is zoned R-1-10, but the master zoning plan shows it commercial, so it is eligible for a zone change. The zone change would require a public hearing and an ordinance being passed by planning commission. Bret and John Richardson ask how long it would take to do a process like that. Bill Morris responds and says that a rezone, vacation of

the subdivision, and then final site plan approval would most likely take four to five months. Matt points out that Larsen lane is being widened, so watch out for curb gutter and sidewalk development. If 7 Eleven had to buy out more than just one lot, they would want to bring in a developer and possibly build multi-family homes. Bret and John ask if that would be allowed. Bill states that right now there might be a chance to build, with the mixed use ordinance in place, but the ordinance might be repealed so they should not plan on it. Bret and John ask if there are any other properties that the City would want developed. Bill says yes, Mike's Fuel shop. They ask the size of the lot. Bill says that it's 1 acre.

Adjourned at 9:45 a.m.

Laurence Boswell, Land Use Coordinator