



Project Management Meeting

Harrisville City Office

Thursday, April 13, 2023 – 9:00 a.m.

Present: Michelle Tait, Mayor, Jennie Knight, City Administrator, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works Director, Matt Robertson, City Engineer, Ryan Barker, Fire Marshal, Brady Hansen, Bona Vista, Matt Fox, Bona Vista, Tyler Seaman, Building Official.

Visitors: Nolan Karras, Raquel Da Silva, Mark Apuna, Deven Pettit, Nicole Nunez, Todd Freeman, Kelly Martin, Blake Covering.

Jennie Knight, City Administrator, called the meeting to order and introduced everyone.

1. Discussion on proposed commercial site plan for Triple Peaks located at approximately 2440 N HWY 89 – Mark Apuna

Mark Apuna presented a new site plan application for the 2440 N HWY 89 project. Staff reviews before the meeting found building height exceeded 45 feet, the size and type of structure for the athletic feature larger than priorly proposed and enclosed, the ingress/egress for the improved road off 750 W changed uses and size, and the parcel size has increased to include A-1 parcel to the north. These changes constitute the approval process to begin again along with the application processes.

Mark Apuna spoke on the enhancements he added to the project including purchasing more land to the north for additional parking with access point from 750 W increased. They are completing a new GEOTech report since the foundation for the athletic facility will be 15 feet below the ground surface.

Staff asked for more detail on the agricultural parcel being purchased since there is a residence on the property. Mark Apuna stated they will be leaving a portion of the parcel for the house, but the rest would be included with the rest of the development. Staff discussed the need to keep the lot size and frontage for this parcel a conforming lot when subdividing.

After more discussion about land uses and the proposed project changes, there was homework given to the developer before moving forward. First being, obtaining the land owners permission to purchase land to the north, a zoning change for the newly acquired parcel from A-1 to CP-2, along with a public hearing for this zoning change. Once that was complete, and the land was purchased, the developer would come back to Project Management to discuss next steps. Jennie Knight found the Utah State code for the homework on future steps regarding the structure heights and the access from a commercial property to a residential road. §10-9a-702 – UCA Variance.

Review of applications to be filled out was given with due dates. Staff stressed the developer would need to obtain county approval for the commercial subdivision. Application for zoning change would need to be turned into the city by April 25, 2023 to be placed on May 10, 2023

Planning Commission agenda. Otherwise, the next deadline would be May 19, 2023 for June 14, 2023 Planning Commission agenda.

Staff asked for the developer to concentrate on the tax base revenue for the project instead of the grandfather use since the use for the parcel has changed. This is no longer a bar.

Matt Fox, Bona Vista, and Ryan Barker, Northview Fire, brought up the fire flow and how the utilities were intended to be ran on the project along with how much water would be needed for fire suppression in each building. Todd Freeman, CCE Engineering, briefly reviewed the utilities with the committee.

2. Discussion on Parcel #11-344-0003 – Family Promise of Ogden in conjunction with Ascension Lutheran Church located at 1105 N Washington Blvd – Nolan Karras

Kelly Martin, chief lead on the project, introduced herself and the project. Family Promise would like to utilize the back piece of the Ascension Church property currently being used as a peace garden for a new Family Promise Facility. The Ascension Church is looking for a permanent facility to alleviate the mental challenges on the children. She added this building will house up to four (4) families, employees when families are in the building, and administration offices.

Nolan Karras, the applicant, said he was looking for the hurdles the city may have for them to cross in order to build the building.

Jennie Knight began with stating to add the building to the current property the Ascension Church would need to apply for a site plan amendment. The parcels would need to be combined for the project because of how the current/proposed building covers multiple parcel lines. She continued to review the tentative site plan by comparing the proposed uses to the zoning code. Building of worships are permitted in the CP-2 zone. However, the type of housing proposed, such as a homeless shelter, is not listed. Jennie Knight said she is having the city attorney looking into this to see how the city can add this to the code. This code change would affect all CP-2 zones not just the proposed property. Jennie Knight will stay in contact with the developer since there is no defining answer for the zoning questions discussed.

Access to the property was reviewed by staff along with number of families, employees, and traffic flow.

Justin Shinsel brought up the flood water currently standing on the property. One of the requirements the city will asked for is a new catch basin and an upgrade to the storm drain on the property since what is there is insufficient. Discussion on the appearance of the storm drain and where laterals could be placed on the property were discussed with the committee.

After a brief discussion, the Project Management Committee had two (2) questions for the Family Promise team to answer before returning to Project Management in May. They would need to know if the Ascension Church was going to sell or lease the land to Family Promise for the building. They would also need more information on employees and families along with the intended use of the building.

Matt Fox requested the utilities lines to be separate from the Ascension Church current service

lines. Ryan Barker discussed the options for fire protection within the new building. Both the utility lines and fire suppression would need to be established before moving forward with the project.

Blake Cevering from North Ogden facility spoke in favor of the program to be built in this area. He described the opportunities the program with the families they serve. Ryan Barker serves on the council the Family Promise commented he has found no issues with the center in North Ogden. In fact, most the time, they do not even know they are there.

3. Discussion on 750 West Public Works Facility

Jennie Knight reviewed Planning Commission meeting decisions with committee. The 750 West Project obtained the preliminary site plan review approval. The staff asked after the hurdles they will be expected to face while applying with Bona Vista for limited/temporary outdoor irrigation use. After some discussion, it was decided the application would be submitted despite the fact the water may or may not be utilized. Matt Fox continued with saying he would like to see the upsizing of the water piping now to maintain pressures for the project and any future developments to the south.

4. Continuing Projects

No continuing projects were discussed.

Meeting adjourned at 10:26 a.m.