

Harrisville City Project Management Meeting  
Harrisville City Office  
Thursday, July 9, 2020 – 9:00 a.m.

Attendance:	Matt Robertson Bill Morris Sean Lambert Jennie Knight Blake, Bona Vista Ryan Barker, North View Fire Doug Jeppson, Pineview Water	Visitors:	John Hammond Chris Young Carrie McCool Ryan Kelly Jack Wahlen Russ Wahlen Bonnie Wahlen
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**1. Discuss possible site plan for Senior/Veteran Housing Development located at approximately 1900 North 750 West or 574 W Harrisville Rd. – McCool Development Solutions**

Carrie McCool introduced the development team. They are proposing a 20-unit Senior Housing development. Units are age restricted to 65+ with a minimum of 5 units for mobility impaired individuals. Amenities are included as well. They are looking for guidance on the properties they have inquired about and whether or not their project will be included in a community revitalization plan in the future. They are also looking for an understanding of the development review process and timeline.

Ryan Kelly explained the affordable housing credits vary between states; Utah's scoring system uses zoning and a revitalization plan. There are paid service credits allowed for buy down. These housing developments fit into lots of different communities. With the current zoning on these properties, they need to have an idea of whether the project can happen before the September 21<sup>st</sup> due date. Weber County Housing Authority will also provide credit services for veterans. Bill Morris asked what zoning they are asking for. Carrie McCool explained they are looking at properties located at 1900 North 750 West or 574 West Harrisville Road. Bill Morris explained if they meet the requirements for a facility for elderly or disabled, in the code, the city will support the project. Ryan Kelly asked if there is any flexibility on the assisted living requirement. Bill Morris explained this code was written in 2009 to meet the federal fair housing act. If any of this code is outdated or violated federal code, the city would look to update that. The current code meets state requirements, so they would have to meet the current assisted living requirement. If they have proposed changes to the code, they can present that to the city council. Ryan Kelly explained this is housing only, there will not be the assisted living services on site. Ryan Kelly asked about the Mixed-Use zoning. Bill Morris said this applies to areas in the city that are designated for Mixed-Use. Jennie Knight can provide that map. Ryan Kelly said they may need to consider that and asked if that can happen by September 21. Bill Morris said the General Plan Map has to be updated as well as the Mixed-Use Map. That would take months to adopt and then do the zoning change. The current Mixed-Use ordinance has been two years in the working. Ryan Kelly asked if multi family is allowed. Bill Morris said in the Mixed-Use ordinance, but they must go through the enabling process of the ordinance. Bill Morris said there is a residential facility for the disabled. Ryan Kelly said maybe they can review that. Carrie McCool said the residential facility for elderly fits in the A-1 zone, as long as it is owned by a resident or immediate family member, or placed in trust, and be occupied 24 hours a day. If those cannot

be met, what is the process for changing that. Bill Morris said they can submit the text changes they are requesting and pay the fee. A public hearing will be held at planning commission with recommendation to council. Ryan Kelly asked if that can be done within two months. Bill Morris said possibly the ordinance change could be. Ryan Kelly asked about the revitalization plan and if that would be a new process. Bill Morris said the city's General Plan complies with Utah State Code, which does not require a community revitalization plan.

**2. Discuss possible site plan for Wash Factory Car Wash located at approximately 605 North Harrisville Road; parcels 11-039-0023, 11-039-0018, 11-038-0018, 11-038-0031. – John Hammond**

John Hammond and Chris Young presented a site plan for Wash Factory Car Wash. They like this site because they have two accesses on two busy roads. Bill Morris said there are several homes on the site that would be to be demolished. Chris Young said possibly three. Bill Morris said this meets all of the zoning from the planning side. They need to have a site plan designed by an engineer but they could likely receive approval in one meeting. They will need service letters from the Fire Marshall, Bona Vista, and the city engineer. Matt Robertson said they need utility and grading plans. Blake, Bona Vista, said there is a water line that would be right under the building that services the local area that will need to be moved as well. Bill Morris informed the developer the deadline for submitting for the August planning commission meeting is July 28<sup>th</sup>. They need to go over the code to make sure their engineer meets the requirements including landscaping plans. Jennie Knight said the application process is online. Ryan Barker, North View Fire, said he has no issues.

**3. Discussion possible site plan for Wahlen Acres located at approximately 100 E 1100 N; parcel 11-033-0081. – Heidi Wahlen**

Russ Wahlen provided a new site plan for their development. Bill Morris said this would be a Mixed-Use Residential project. There are slightly fewer lots than the previous plan. Ronda Kippen would assist with the Master Development Plan. There is a public road into the school and if the other roads meet city code, they can be public as well. Bill Morris asked if they removed the club house. Russ Wahlen said they have removed this for now. Bill Morris said the master development plan will need to include a landscaping plan, establishment of the HOA. Russ Wahlen asked if Ronda Kippen will be consulting. Bill Morris said yes, she represents the city and her fees will need to be covered through the process. Matt Robertson said Dixon Creek will need to be discussed regarding the flood plain. They will need to apply for a letter of map revision through FEMA to redirect the location of the creek. Bill Morris said map revisions can be expensive. He suggested the Wahlen's check with their engineer and FEMA to see what the costs will be. That is the main problem that needs to be addressed before the city can approve the plan. The potential flood area can be included as open space by moving the buildings around to accommodate the area. Jack Wahlen asked for a copy of the original flood plain. He knows his father in law moved this stream several times. Bill Morris said moving streams requires a state permit. There are broader repercussions for moving streams now. Jack Wahlen asked if the city had to go through the same process for the 1100 North project. Matt Robertson clarified the city did not change the stream location, rather piped the stream. He brought up the current flood plain map. This needs to be addressed before coming to the city for work on the master development plan.

**4. Discussion on preliminary subdivision review for Warren Hollow Subdivision located at approximately 217 E. Larsen Lane. – Pat Burns**

Bill Morris said the final plans must be submitted 15 days before planning commission. Matt Robertson and Sean Lambert pointed out the stub road does not follow the city standard. Bill Morris explained this needs to be turned into a cul de sac or take out the lots. Fire code requires anything longer than 150 ft or one lot depth requires a turn around. They gave discussion on possibilities. Matt Robertson suggested creating a separate parcel. Bill Morris clarified all parcels need to be included in the subdivision so the county knows ownership of the remaining parcels. Not necessarily making it into a lot, but defining the ownership of any remaining parcels. Private roads are not allowed in the R-1-10 zone. Matt Robertson pointed out the fire issue with more than one lot depth. Pat Burns said an entire cul de sac does not fit and the adjoining property owners are not willing to give up more land; they want to maintain a marketable commercial lot. Sean Lambert said the hammer head road creates an issue with plowing snow without blocking driveways.

Matt Robertson suggested he meet with Pat Burns engineer and see if they can work out a solution and meet the fire code. He said maybe the pond could give some flexibility and not push into the neighboring property. He also recognized to accommodate the secondary water requirement a larger pond is being required, rather than a standard retention basin. Pat Burns said he has enough water shares; he is running into difficulty getting two separate water times. Sean Lambert said the city is considering developing a special service district to address secondary water service; Pat Burns would not need an HOA if all of the roads are public. Matt Robertson said there must be a easement for the utilities recorded separately from the plat.

Blake, Bona Vista, said the water pressure is fine now and they have provided the necessary memo, if they can get a satisfactory secondary system to work. Matt Robertson said they drive approaches for the lot fronting Larsen Lane need to be mapped out because there are limits with utility piping, etc. He asked Pat Burns to review the marked approaches because it will be harder to address after.