

**Project Management Meeting
Harrisville City Office
Thursday, February 13, 2020
9:00 a.m.**

Attendance:

Matt Robertson (City Engineer)
Bill Morris (City Administrator)
Sean Lambert (Public Works Director)
Matt Fox (Bona Vista Water)
Todd Richins (Pineview Water)
Jennie Knight (City Recorder)
Ronda Kippen (Community Planner)
Chad Holbrook (Planning Commission Chairman)
Grover Wilhelmsen (City Council Member)

Visitors:

Doug Neilson
Dave Green
Aaron Thornock
David Brown
Steve Allen
Cody Reese

1. Discuss possible development for parcel 170660049. – Doug Neilson

Doug Nielsen indicated his initial proposal was to request a rezone of this parcel. The surrounding area is still agricultural. He was hoping to rezone to MP-1, but after email correspondence with staff he realizes he does not meet the requirements. He realizes cities are not in favor of storage facilities. His proposal is not a fortress style with barbed wire fencing, everything faces inward. He asked when this property was rezoned, and asked if something is in progress. Bill Morris responded there have not been any proposals for this property. He is allowed to develop anything in the CP-2 Uses. Doug Nielsen asked about the possibility of MP-1. Bill Morris said that is not included in the city's future land use map, so not eligible for that zoning.

Staff discussed the clarification between storage and personal storage. Bill Morris explained there is an ordinance allowing for storage units currently in the code. The last time these were allowed was back in the early 2000's. It was pulled from the code due to the demands on policing issues. Ten years ago, Bill Morris said this was proposed again, but turned down by Council. He said he is willing to have this rewritten and proposed, if the developer requests, but traditional storage units are not allowed. Warehousing is allowed in the MP-1 zone. If he built a single building having everything stored on the interior of the building with single level access. He would interpret the code in favor of the property owner, but only in the manufacturing zone, and the future land use map does not allow this particular property. Height restriction is 45 feet in the manufacturing zone, if everything is stored in one warehouse with drive up. Bill Morris explained the commercial zone includes more shops, stores, or office space. The existing storage facilities are grandfathered in. Bill Morris pointed out a parcel on 750 West that might fit the project better. The parcel borders manufacturing on the west side. He suggested the developer take a look at this property and petition council for a possible change to manufacturing on the zoning map. Matt Robertson said that would depend on what the planning commission reacts to the 750 West property. Bill Morris asked what the fees are for request a zoning change. Jennie Knight responded the fees are \$300 to request a change to the future land use map and \$300 to request a change to the zoning.

Bill Morris explained the way the ordinance is written, a large warehouse would be allowed in a manufacturing zone, but this is a hard no in a commercial zone.

2. Review site plan for Dave Green Subdivision Amendment. – Ronda Kippen

Ronda Kippen explained there will be a buried storm drain on the south side of the Dave Green property with shared maintenance between Zeppe's and Dave Green on this private easement. This proposal includes storage units, which was approved back in 1999 by the Planning Commission. The request to amend storage as an accessory to office space in CP-2. Again, this was previously approved for storage in CP-2 and should be grandfathered in. If the use had expired, he would no longer be eligible for this storage use. Matt Robertson asked for clarification on when uses expire. Ronda said the use must be abandoned for 365 days, then the grandfathered status would expire. Bill Morris shoed the provision that states current site plans must be built in 18 months or they expire, that is now included in the code. Dave Green is likely vested in his use by getting a site plan approved under the original ordinance that did not have an expiration. The expiration was added by Ordinance 407.

There was a conditional use permit issued at the time, Bill Morris said they city could challenge the use and request Ombudsman mediation if necessary. He feels they would agree to the grandfathered status. By Dave Green building the remaining portion of the building which has already been approved, he feels the Ombudsman would rule in favor of the property owner. Bill Morris suggested Ronda write a memo referencing the ordinances and request a legal opinion from the Ombudsman. He feels this site plan is vested.

Grover Wilhelmsen pointed out this is simply finishing the first project. Dave Green asked if he should have his engineer and architect continue working on the project. Bill Morris said he is moving forward at his own risk. Ronda Kippen explained the subdivision amendments must be recorded before a building permit can be issued. Matt Robertson said he will need a month to review the new site plan. Dave Green pointed out there were not a lot of changes to the plan other than removing 10 feet of the westside of the buildings to meet the setback requirements. The landscaping requirements will be required as well. Ronda Kippen asked if Dave Green needs to hire an engineer. Matt Robertson said he would like to see the new site plan after the plat has been recorded. Ronda Kippen asked Dave Green to have his engineer update the sites plan to show the changes. She also said previous approval said the landscaping should match the northside, which has not been done yet. Dave Green asked if this can be xeriscape to keep under 15%. Matt Fox, from Bona Vista, asked for a landscaping plan. Ronda Kippen asked Dave Green to have Reeves update the site plan, showing the buildings with the 10-foot section removed to meet the setbacks and the property lines outlined.

3. Discuss possible subdivision amendment for Heritage Oaks Subdivision. – Steve Allen

Cody Reese explained this subdivision was originally divided into two lots, now they would like to make three. Matt Robertson expressed concern with meeting the setback requirements for the A-1 zone, which is 20 feet in this zone. Cody Reese explained there is plenty of room to have the accessory building and still have access to the back property. They plan to build houses on the front side of the lots. Bill Morris informed them lot lines must be straight, they cannot jog around the out building. Bill Morris and Sean Lambert agreed the main issue is the frontage on the road, which is met for each proposed lot. Matt Robertson explained the 10-foot setback requirement for metal roofs on accessory buildings. Bill Morris said if they can meet the setback and frontage requirements, he does not see any problem with approval. Cody Reese asked if they can run two water lines off the same cut. Matt Fox said they want the lines in the middle of the lots, so two will be required. Todd Richins said Pineview water does not service the east side of West Harrisville Road. Matt Fox said he is willing to work with them on the water connections. Bill Morris suggested they have their engineer work out the details with setbacks.

4. Continuing Projects.

David Brown inquired as to the future of Larsen Lane. He understands Aaron Thornock has proposed a senior center with multi family housing but there will be a moratorium on the road that will not allow development. David Brown asked if they could stub a road. Matt Robertson said they do not know the size and location of the future lines to stub a road. Aaron Thornock said he can provide the location of the future road but there are still some legalities to work out. David Brown admitted he does not know a lot about this but he likes the idea of multi family housing. Matt Robertson clarified this is not traditional multi family housing. Aaron Thornock said his understanding is the senior community is allowed in RE-15 zoning.

Matt Fox, Bona Vista, said they will not maintain something that will remain stubbed for a long period of time, that could "possibly" go through someday. The fire marshal will also determine some of this. Dave Brown said he owns 10 water shares with his property. Matt Fox said 3-acre feet of water is required for every 1 acre of ground. Aaron Thornock said he met with Western Irrigation and there are no additional shares available for purchase at this time.

Matt Robertson explained, even if there are shares, the development must include a pressurized secondary water system that will service the subdivision. Matt Fox said most put in a pond with pump stations. Aaron Thornock asked if the city would like to see that. Sean Lambert explained Pineview service is preferable but this area is not in their current district, and they have a hard rule not to include any service outside the district boundaries.

Matt Fox said anytime they have stub roads, they do not want to have areas they have to keep in service that could possibly leak.

Matt Robertson said the city would like them to figure this out quickly while the Larsen Lane project is happening because they are not going to allow anyone to dig into the road. Aaron Thornock asked if the city would allow a 3-foot variance on lining up the road. Matt Robertson said this really needs to line up to Wahlen Way. Bill Morris pointed out the state code specifies a variance would not apply because this would be a self-imposed hardship. If there were typographical issues that put the road too close to the house, but this situation is self-imposed. Matt Robertson explained Larsen Lane is a busy road and they are trying to limit the amount of accesses. The standards in the code must be met.

Dave Brown asked if the city is in favor of approving a senior facility. Bill Morris clarified that multi family is any age, senior living is 55 or older.

Aaron Thornock asked if Dave Brown wants to maintain his parcel, could his be part of this project. Bill Morris suggested a condominium area where an HOA is established to address the interests of separate parties. Dave Brown asked again about the 5-year hold. Sean Lambert confirmed there will be a 5-year moratorium. Sean Lambert suggested property owners put pressure on Pineview to allow them into the district.

Bill Morris suggested Aaron Thornock bring back a plan next month. Matt Robertson reminded Aaron there is an Ogden sewer manhole and they will need approval from Ogden.