



## Project Management Meeting

Harrisville City Office

Thursday, June 9, 2022 – 9:00 a.m.

**Present:** Michelle Tait, Mayor, Jennie Knight, City Administrator, Matt Robertson, City Engineer, Justin Shinsel, Public Works, Maria Devereux, City Recorder, Cynthia Benson, Deputy City Recorder, Matt Fox, Bona Vista, Brady Hansen, Bona Vista.

**Visitors:** Jake Jones, Tod Jones, Jed McCormick, Cody Zohner, Kevin Butters, Eleanor Jenson, Mary Beus, Shawn Durrant.

**Excused:** Chair, Chad Holbrook

Jennie Knight, City Administrator, called the meeting to order.

### **1. Discussion: Proposed rezone for mixed-use development for property located at 765 N Harrisville Road.** – [Jake Jones, Nelson Homes, Tod Jones, Property owner]

Jake Jones, developer, proposed a site plan and preference for a mixed-use residential subzone. He provided an overview from the previous Project Development meeting and explained the proposed property for development, a townhome project. The property has no access point and will need to request access from UDOT.

Jennie Knight, City Administrator, described the requirements for townhome development, the first being the zoning of the property. After review of the parcel, mixed-use requirements, and structure of the master plan, Jennie Knight stated the parcel is not eligible for mixed-use.

Jake Jones asked how to change the zoning. Jennie Knight reviewed the process to change the general plan and zoning maps, cited city code, and explained applicable fees. With many issues to address including the current access of the commercial property is not in compliance with city code, staff may not consider approval of the project as is. Jake Jones suggested to leave the parcel as commercial until the accesses were resolved.

Tod Jones asked about options: to put in residential townhomes or small lots versus continuing with mixed-use. Jennie Knight stated townhomes are tied to the mixed-use zoning and is the only way the city has allowed townhomes. The smallest lots in the city are 10,000 sq. ft., approximately a quarter of an acre. Justin Shinsel stated by changing the use for this property it would create an island with limited access. Matt Robertson, City Engineer, asked if there has been any discussion with the neighboring properties. Tod Jones stated they discussed access points and the potential sale of the adjacent property with the property owner but he does not wish to sell or grant access. Tod Jones asked for clarification of development options, rather than leaving the property as open space.

Jennie Knight stated commercial zoning, with combined access and use with the surrounding properties is beneficial. Access and zoning are primary issues with this parcel.

Justin Shinsel, Public Works Director, noted other issues to consider are lack of secondary water access on this parcel and only one access point for water. Bona Vista does not allow outside watering usage with culinary water. This too would need to be addressed during development.

**2. Discussion: Future development plans for commercial site plan for property located at 760 N Harrisville Rd.** – [Kevin Butters, CE Butters Construction and Development]

Kevin Butters, developer, appeared before the Project Management committee to discuss the recent changes to his site plan and use of a newly required piece of property adjacent to his current. Jennie Knight explained the process Kevin Butters would need to go through in order to bring his property into compliance. Site Plan Application submitted with a new engineered site plan. Kevin Butters would also need to review his business license application with the city to make certain he was still operating the SPS Car Care Services business within the parameters of the issued license.

Kevin Butters claimed he was granted a non-conforming use through his business license and the 2010 Ombudsman case. The judge gave him permission for the non-conforming use. Kevin Butters said SPS Auto Care business is not just cars. It is not what the current ordinance says the use is either meaning limited to cars and such. It is a full-scale repair business for boats, cars, construction equipment, and semis.

After more discussion on the site plan process and intent for the property, Kevin Butters told the staff his idea is to have new commercial in the front with a mixed-use area of residential in the rear. Review of the access points for the property were discussed.

Justin Shinsel added stated the city has been receiving phone calls about the large pile of dirt left on the Dickamore piece from the excavation work completed by Kevin Butters. The water runoff is running onto adjacent properties which is against the storm water requirements. Kevin Butters agreed he would apply for the site plan and do as staff is requesting even though he does not agree with the reasoning. He will also continue his clean-up efforts and place a barrier for the pile of dirt to prevent the storm water runoff. Staff stated in closing what Kevin Butters is currently doing on his property, and that of the newly required, is not a permitted use.

**3. Discussion on proposed subdivision for property located at approximately 2150 N 500 W.** – Jed McCormick

Jed McCormick, property owner, reviewed a brief history of the property. He reviewed the last design his engineer came up with. The staff reviewed the accesses, the drainage on the property along with the storm water flow and the retention basins about the property. Currently the flow is backwards on the property and the surrounding properties. Cody Zohner from Alliance Consulting Engineers in Logan is the new engineer. Jed McCormick asked for a list of who to contact when issues arrive while working on a new concept plan for his property.

**4. Utility availability for property located at 1761 N 750 W – [Shawn Durrant, Eleanor Jenson, owner]**

Shawn Durrant with AccuRite Excavation explained Eleanor Jenson, property owner, reached out to him to add sewer and water lines to her back buildings on her property located at 1761 North 750 West. He came to the meeting to find out what utilities are available and the elevations for the property. Shawn Durrant feels the best design for the new utility would be to put in eight (8) inch lines. Staff said both sewer and water are available on 750 W for him to tie into. The depth of the sewer is at least ten (10) feet. There may be capacity for him to utilize the lines. A flow test would need to be done to verify this through Bona Vista. Matt Robertson said the option to connect is available. The water connections were reviewed. There are two existing water connections on the property. Options of how to connect in were discussed with staff. Staff asked for a utility plan be given to the city to be reviewed in regard to future land development. If these lines stay private the issue for connection is minimal. However, if someone else ties in, the lines then become public and the city needs to verify capacity. Justin Shinsel discussed the excavation permits, bonding, and road cut permits required for this project. Shawn Durrant asked when the bond was refundable. Justin Shinsel responded after 2 years. Shawn Durrant's desire is to make certain the development is designed for the possibility for future development so the infrastructure does not need to be removed and replaced. The property is currently zoned A-1 and the future land use map shows this remaining A-1 with a minimum lot size of one acre. Jennie Knight pointed out the Eleanor Jenson she needs to check the recorded access easement to see if utilities are allowed under that agreement, since she no longer owns the front portion of the property. Review for secondary water use was discussed by staff along with the location. A possible Pineview Water line was discovered running parallel to the railroad tracks. Storm water infrastructure was outlined as being available to the south of the property. Justin Shinsel said there is limited storm water connections on 750 W. This will need to be addressed with any future development.

Eleanor Jenson asked a veterinarian clinic was permitted. Jennie Knight said there would need to be a new site plan including the access submitted by application through the city. This use is permitted in the A-1 zone. Shawn Durrant asked about the rezoning of the property to manufacturing. Jennie Knight reviewed the recent proposal to rezone this area to manufacturing was denied. The adjacent property to the south is manufacturing.

**5. Continuing Projects**

No continuing projects were discussed.