

**Project Management Meeting
Harrisville City Office
Thursday, October 8, 2020
2:00 p.m.**

Attendance:

Matt Robertson (City Engineer)
Bill Morris (City Administrator)
Glen Gammell (Public Works)
Jennie Knight (City Recorder)
Doug Jeppesen (Pineview Water)

Visitors:

Russ Wahlen
Jack Wahlen
Brent Pace
Mike Glauser
Heidi Wahlen
Sheri Hardy
Linda Russell

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

Russ Wahlen explained they are proposing a west line land swap to give access for the road and sidewalk access. Discussion of moving the 1100 North access to the west. Brent Pace explained that even if the charter school is developed well, this will increase traffic significantly a few times a day. With the land swap, Greenwood has talked about selling the north side of the property. Taking some of the detention functions from all development areas to separate the traffic to mitigate for future residents. Utah Mountain Schools needs to find a solution soon to facilitate what they are proposing to build a new section of road. Glen Gammell asked if Greenwood would use this as well. Matt Robertson explained UDOT will allow traffic ingress off of Highway 89 but exiting to 1100 North. The Jr. High access would be from 1100 North exclusively. One way up to the Jr. High and then two-way traffic out to 1100 North. This would allow traffic to stay removed from the proposed Wahlen subdivision. Matt Robertson said this is a possibility, the east property owner may not be in favor and utilities are already stubbed to this area and they will not allow cutting into this road. They might be able to tie in and run an easement. Glen Gammell asked if there is a traffic study. Matt Robertson said this would require a traffic study as the proposal from the Jr. High to see if 1100 North could handle this capacity. Brent Pace said the roads have the capacity; the real issue is the queuing of traffic; charter schools do not have busses. Matt Robertson said Greenwood has a large stacking problem taking cars out onto the Highway. Brent Pace explained with their site plan, they will try to go one way and double stack on the road with enough space on the roads to address the peak time on the site. Mike Glauser said active management with teachers are included in the process. Glen Gammell said he is concerned with the intersections on 1100 North out onto Highway 89 and 1100 North out to Washington Blvd. Matt Robertson said UDOT has discussed when traffic allows, this will be address. Glen Gammell explained what the traffic flow does to create an "F" rated road. Matt Robertson said UDOT may have to address the areas to make right turn only. There are other areas where the backing exists. Russ Wahlen said technically this does not affect the tie in for 1100 North location. Bill Morris pointed out this will not create a road misalignment. Glen Gammell said this may create a lower road rating. Bill Morris said once the traffic is there, we can ask for a warrant

study to address the traffic. Matt Robertson said there has been discussion about this. Brent Pace asked who the contact is at UDOT. Matt Robertson said Darin Fistrip. Matt Robertson said with different places on 1100 North; if the Russell's were interested in selling, this could be taken out to line up with Connecticut. If Russell was also interested in the access towards 1100 North. Glen Gammell asked where the detention would be kept. Matt Robertson suggested they could possibly combine detention with the school to increase the buffer and get some space off the property line. They will need to update the concept plan including a traffic study. The Wahlen's need to come back to Project Management after application for Mixed Use. He said there cannot be any housing in the flood zone, work on the stream should be done with a stream alteration permit through Division of Water Rights. He outlined where the Dixon Creek runs. It is considered waters of the United States and keeping this in the same alignment is necessary without proper permitting. This area was realigned without approvals. Matt Robertson explained the process and gave contact for Darren Rasmussen at Department of Water Rights. He said if the school has detention onsite that will be private, if the detention can be combined, that is fine as well. Mike Glauser asked if they should release that traffic study now. Matt Robertson explained the city met with UDOT in May. Brent Pace said they need Greenwood to participate in the traffic study to address all of the traffic issues. They will study current traffic from Greenwood. They will not be allowed to have pedestrian traffic on the eastside of Greenwood. Doug Jeppson, Pineview Water, said secondary would have to be brought over from the existing stub on 1100 North. Matt Robertson suggested having an easement on backside of sidewalk. They do not have Pineview water they will have to have shares through western. The school will need that as well. Pineview water, Bona Vista culinary, and sewer is all stubbed at that 1100 North connection.

2. Discussion possible site plan for possible development of Milne Property located at 1234 N Harrisville Rd.

Jessica Prestwich said she is here to discuss property at 1234 N Harrisville Rd. She said there is familiarity of this project. This is already zoned RE-15 for 15,000 sq ft. lots. Matt Robertson explained the largest issue is secondary water. The concept layout is keeping this RE-15 but will need to address secondary water and detention of water. Matt Robertson said there are other areas in the city having this issue where Pineview is not servicing. This property is within the district but there are no services to their property which would include going under Highway 89. Discussion on whether this has enough water for a private irrigation system. Doug Jeppson said this would have to come down from the tracks to the west to run the line. Some areas in the city would prefer to take over ownership as a city service. That may be an issue. This layout does not show a storm water basin or an irrigation pond. Jessica Prestwich asked if the irrigation pond can double as storm water. Matt Robertson said there are contaminants in storm water that they do not want in irrigation. The emergency overflow can spill over, but they still must provide the space for storm water and irrigation. Matt Robertson asked if they have talked with UDOT about the access. Jessica Prestwich said they have talked to UDOT and as long as this lines up with Pennsylvania, they have no issue. Matt Robertson reviewed the concept plan which includes less than 30 lots; discussion about maximum cul de sac length of 600 ft. Bill Morris pointed out the possibility of taking the detention and storm water down to the south. Bill Morris said there are also lots with double frontage, there might need to be a barrier to the highway. Matt Robertson said 30 lots or less is allowed one access. He suggested the possibility

of tying into 325 West. Jessica Prestwich said they can look into that. Bill Morris said this will have to be measured out to make sure it meets code. Matt Robertson said the developer's engineer can work on a Preliminary Plat, UDOT access, addressing secondary water, Bona Vista, and North View Fire.