

**PROJECT MANAGEMENT MEETING
HARRISVILLE CITY OFFICE
Thursday, August 12, 2021 – 9:00 a.m.**

ATTENDANCE:

Mayor Michelle Tait
Bill Morris (City Attorney)
Jennie Knight (City Recorder)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Storm Sewer)
Glen Gammell (Public Works)
Matt Robertson (City Engineer)

VISITORS:

Chad Holbrook
John Hansen
Geneva Blanchard
Andy Hubbert
Mark Bailey
Chad Bailey
Mike Bailey
Gage Crowther
Mark Apuna
Devon Pettit
Kerry Garner

1. Discussion on possible final plat approval for property located at approximately 100 West 2200 North. Parcel 17-068-0104 – John Hansen/Geneva

John Hansen, Geneva and Andy Hubbert were presenting. Discussion opened about the 8 lots needing to be added to the city sewer systems. Bill mentioned that he and Jon Call were talking about making an amendment to the Interlocal agreement between North Ogden and Harrisville. Changes to the agreement will include the 8 lots that need sewer connection with fees collected. Matt brought up the county has not seen the plat yet. That needs to be done before final can be approved. Matt mentioned the address changes as well that need to happen to final plat. John brought up the name of the lane. Matt said to keep it 2200 North with Montgomery Lane in parenthesis. All were in agreement with this. Matt asked about a corner of the parcel that is part of unincorporated county. Andy replied that the annexation needs to follow the current final plans sent to the city. Jennie said the amendment can be made easily since the plat had not been recorded yet. If they can get her a new plat with new signatures she can record it then. Matt asked about coding on the lots marked R. He told Andy to make certain they match the city code. They quickly reviewed the engineer memo dating August 5, 2021. The item Matt drew attention to was the street requirements. He told Andy to make sure they match the city code as well. Another item was the half street on the east end. This needed to be fixed into a turnaround or a section of road to handle this. Andy said he would update the plans to show the curb, gutter and sidewalk along with a possible turnaround. Geneva said she talked with Bona Vista about their final approval. She is sending them the final plans as well when she sends them to us. Geneva said that Pine View has not seen final plans either. She will have the completed documents from Pine View along with the water shares by next week. Andy mentioned the final look of the detention pond to be cobblestone and little green. Justin and Glenn were asked to address this. Justin suggested that since the basin is so small that the best maintenance plans will be grass. Geneva asked if the basin needed to be fenced. Glenn said if grassed and under 3' then no. If cobble then yes. The final decision was cobble by the curb, grass with the rest. Andy was concerned about capacity. Matt said for smaller basins they require a lower capacity. Andy to verify percentages. Matt mentioned the LID since the ground table is so high. Andy mentioned that in North Ogden they have put in two connections north of the pond. The sediment issue is a concern for the basin and storm drain. Matt said to reference the GeoTech while dealing with this

issue. Jennie asked if they received final from North View. Geneva to acquire. Shooting for the 18th to have final plans for review before Planning Commission in September.

2. Discussion of property at 2358 N HWY 89 – Bailey X – Mark/Chad Bailey presenting. Parcel # 17-066-0054 & Parcel # 17-066-0055 – Retail shops

Mark Bailey, Chad Bailey and Mike Bailey. Gage Crowther on Zoom. Proposing to change lots into small business condos where business can rent or lease a small or large amount of space for retail use. Anything from professional services to selling direct goods. Possible construction office. Matt looked up the code for CP-2 to make certain everything fell into place. They reviewed the code. The proposal falls into the professional offices category. They wish to have the look and design to complement each other since they are such a diverse range of business they are looking at. Jennie asked for the long term plans to project. They replied with having to sell a few of the condo units to replenish cash flow. An HOA will be set up for the remaining. Jennie said they will embed those into the project for anyone coming into meet those requirements. The Bylaws will state that the units will be owned but the rest of the space around the unit will be public. No storage on the property. Reviewed the fire code standards on the drawings submitted to the city regarding the project. Wishing to have fire walls within 8,000 sq. feet. Jennie brought up the code 11.13. Parking guide needs to follow the retail sales section of the code as a default. They talked with UDOT about access before doing parking calculations. As soon as they have their answers they will get the plans to the city. The parking will be included in the Bylaws as well. Possibly looking at using the northern right-a-way on the property for an access point. The right-a-way comes across their property and between the parcels to the north. The access would be from the southern end of the property and the northern right-a-way. They are willing to do a shared rights/agreements with a possible development to the north of them. Jennie said our right-a-way begins 5 feet behind the curb. Bill stated to review landscape as well to make certain the 15' of landscaping is met. 11.24 Landscape Design 11.13 Development standards. They think the biggest issue to deal with is the parking. Checked zoning. Already zoned CP-2. Matt reviewed next process is a site plan with civil engineer plans including a retention pond. All utilities coming from southern end of the property. To be placed on the Project Management Agenda for the 9th. Jennie said they would need the site plan and some of the HOA documentation if they do plan on selling the units. Reviewed front units to be more towards retail with small sales and inventory. All hoping for a successful project. Left with a positive recommendation to continue from staff.

3. Possible Preliminary Site Plan approval/Discussion on possible development of property located at approximately 2125 N. 425 W. Parcels 17-064-0027 & 17-064-0022. – Jared Murphy.

Tabled due to no one showed.

**4. Discussion of Parcel #11-028-0010 – Tammy Wright
Questions about easement on property and a possible lot line adjustment.**

Tabled due to no one showed.

5. Discussion on possible commercial site plan development of Parcels 11-039-0023, 11-038-0018, 11-039-0018, 11-038-0028, 11-038-0031. (Wedge between Wall Ave. & HWY 89) – Eli Booth from Nova Source Management (385-260-3846)

Tabled due to no one showed.

6. Discussion on development of vacant lot at 190 North Street – Parcel # 11-038-0004 – Kerry Garner

Kerry Garner presenting. Brought a concept drawing for his property located at 190 North Street. This is a similar concept to what Bailey X presented meaning retail condos. He said he would sale at least half and keep the remaining. CP-2 code reviewed. Kerry needs to choose what his idea will be with the retail space since it was not apparent on the site plan presented. Jennie reminded him that the services come through the Ogden. Kerry said the services are already in place. Irrigation ditch is piped with boxes on the south end of the property. Matt reminded him he needed to plan for storm water as well and needs to work with Lynn Irrigation for an agreement for storm water discharge. Staff said Kerry would have to start with a zoning change. He would need a site plan approval through the Planning Commission before proceeding. Kerry plans on setting up the development into a HOA with Bylaws since he plans on keeping part of them for himself. Reviewed with Kerry the CP-2 zoning and where to apply for a zoning change. \$300 for zone change. Staff said the project has potential. Needs to meet requirements with current design standards as well. Presentation is industrial looking. Kerry to send the plans he has along with any digital copies to Jennie by the 25th.

7. Discussion of property on 750 W currently A-1 zoning. Wishes to build a 55+ community like what he has built in Pleasant View off 2700 North. – Parcel #17-065-0042 – Robert Montgomery.

Tabled due to no one showed.

8. Discussion on property at approximately 2440 HWY 89 – Commercial Development on parcels 17-066-0010, 17-066-0049 and 17-066-0062. – Mark Apuna

Mark and Devan presenting. Jennie brought up the rendering for the bar on the screen for all to see. Their hope is to have the bar functioning while the development is built behind it. Hoping to start at the beginning of 2022. Jennie pointed out the parcels being discussed. Upgrading the bar then going to demolish for green space requirements and access points. Hoping to change the bar into a sports grill with a pavilion in the rear. They will eliminate the pool completely. They need to receive a building permit for the bar and amend their site plan for city staff to review. Bill reminded staff/developer that an agreement needs to be established to grandfather the night club for the project. Site development standards were addressed for height for a hotel or commercial building. Hoping to have a convention center with night bar and sports grill in one building within the development. Needs review from North View. Justin was concerned with the infrastructure for a hotel or combination building. Staff gave permission for the building permit for the bar upgrade. Staff gave a positive recommendations to continue with project. Wants everything to be a higher end. They are pushing to be open on the bar by September/Football season. Glen asked about the parking lot. They have a meeting with UDOT on the 17th. Bill reemphasized that if they remove the night club element that they have 1 year to bring it back to the original use otherwise the grandfathering will expire. Bill recommended they go ahead with the building permit, they need to bring the project into a site plan for Planning Commission approval. Also encouraged to have a discussion with Bailey X to discuss access points.

9. Continuing Projects.

No continue projects discussed.

Ashlar Cove. All staff were in agreement that as long as there is a paved trail through the subdivision to the church due to city having to maintain this will meet the PTOS requirements. Also need to have some contact with the ditch owners. Currently, they have not made any attempt to rectify this issue. Also agreed that they need to come to Project Management to give an update to the city. Ashlar Cove needs an agreement for the ditch before city staff will sign off on project.

Staff discussed conservation for the city with the park strips. Possible rebate with Weber Basin Water as an incentive for residents to move to a more conservative approach.