

Project Management Meeting Minutes

Harrisville City Office

Thursday, May 9, 2019

9:00 a.m.

Attendance:

Matthew Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Blake Carlin (Bona Vista Water)
Sean Lambert (Public Works)
Ryan Barker (Northview Fire)
Bill Morris (City Administrator)

Visitors:

Aaron Thornock
David Sligar
Bill Hart
Brent Baile
Nate Swain
Dan Sharp

- 1) Meet with Dave Sligar to talk about sewer and commercial development located at 1589 N 750 W.
 - a. Mr. Sligar wants to buy the Sean Hart property located off 750 W. The current zone for that property is light manufacturing. Mr. Sligar would like to run a softball facility out of the existing building on site. Matthew Robertson asked if there will be modifications to the building. Mr. Sligar plans on cleaning the inside, creating a bathroom facility, and putting in some parking spaces out front. Sean Lambert stated that Mr. Sligar would need to hire a licensed general contractor to make improvements on the site. Mr. Sligar would also need a site plan approved and a building permit issued.
 - b. Mr. Sligar asked about the sewer pump. The water table is so high that the existing toilet facilities do not work most of the time. Sean stated that the City will not take over the sewer pump. It has to remain a private pump station maintained by the HOA. Mr. Sligar asked if he could take out the private pump station. Sean said that in order to take out the pump station, Mr. Sligar would have to install a private pipe that would cut into the City road and it would cost a lot of money. Sean suggested installing a new pump and well. Mr. Sligar will need to get with an engineer on cost estimates for a new pump and well. Mr. Sligar asked about other potential uses for the facility, such as a machine shop or auto body shop. Bill Morris states that both uses would be allowed in the zone and for that property.
- 2) Meet with Aaron Thornock about subdivision application for a property located at 265 Larsen Lane.
 - a. Mr. Thornock wants to develop a subdivision off of Larsen Lane. Mr. Thornock has brought in a subdivision application before, and wants to know if the same concept will work. Matt Robertson states that the main issue with the subdivision is the

road coming out onto Larsen Lane. The road does not line up with Wahlen Way and creates a safety hazard for residents. Matthew Robetson asked about water shares. Mr. Thornock stated that he has water shares. Matthew Robertson stated that Pineview will not service anything south of Larsen Lane and that Mr. Thornock will need to provide his own secondary water system.

- 3) Meet with Cody Rhees about a small subdivision approval for a property located at 604 W Harrisville Rd.
 - a. Mr. Rhees wants to subdivide a property located at 604 W Harrisville rd. The current zoning on the property is A-1. Both lots will be a minimum of one (1) acre, and will have at least 100 feet of frontage. Mr. Rhees stated that he has the water shares for the property. Sean Lambert stated that Mr. Rhees will need to cut into the road in order to hook up water and sewer connections. Bill Morris states that he sees no issues with the subdivision and states that since it is a small subdivision, it will only need approval through planning commission.

- 4) Meet with Leading Tech Development about a commercial site plan for a property located at 120 N Street.
 - a. Mr. Sharp stated that Leading Tech Development has got everything approved by UDOT for connections and right of ways off Wall Ave. Mr. Sharp stated that they still need to get connections from Ogden City off North Street. There are some storm water issues. Matthew Robertson states that in Harrisville City ordinance, there are certain circumstances where a property can have a retention basin on site if there is not an existing storm drain connection. Mr. Sharp asks if he can file a building permit and get a plan review. Sean Lambert states that yes, Mr. Sharp can turn in a demo permit and building permit for review while they get their site plan approved. The permits will be issued once site plan has been approved. Mr. Sharp will also need to obtain will-service letters in order to get the site plan approved.