



Project Management Meeting Minutes

Harrisville City Office

Thursday, July 13, 2023 – 9:00 a.m.

Present: Michelle Tait, Mayor, Jennie Knight, City Administrator, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works Director, Matt Robertson, City Engineer, Brandon Green, Jones & Associates, Tyler Seaman, Building Official, Brady Hansen, Bona Vista.

Visitors: Dale Truxel, Jon Jensen, Lane Monson, Glade McCombs, Cody Zohner, Jed McCormick, Kyle Lao, Matthew Korte, Janie Cortes-Saucedo, Erika Becker, Emma O’Hagan, Michael Koebelen, Rene Melendez.

Jennie Knight, City Administrator, opened the meeting and introduced the Project Management Committee.

1. Discussion on proposed commercial site plan for Take 5 Car Wash located at approximately 660 N Harrisville Road – Parcel #11-301-0001 – Erika Becker (Langan)

Matthew Korte introduced the Langan Engineering team present on Zoom. Dale Truxel was present in person representing Take 5 as the Utah Site Engineer. Jennie Knight began the discussion with stating the concerns for the property which were; access points onto UDOT roads, access points onto residential roads, the parcel being part of the Harrisville Retail Subdivision, and access alignments. This parcel is zoned CP-2.

Matthew Korte stated Take 5 is considering purchasing the whole parcel then subdividing the lot into two. This would create a shared access point for the whole commercial subdivision and allow for the access alignments required by UDOT.

Jennie Knight explained the process for the city would be obtaining UDOT approval for access points, an amended subdivision application, and a site plan application. This process does not require any zoning changes. This request meets the subdivision code HCMC §12.07.020 Subdivision Amendments making an administrative decision. The subdivision amendment and site plan application can be run congruently. No public hearings required, but the project would require to be reviewed with City Council and the Planning Commission. Building permits can be submitted congruently with the approval process. Approval for any building permit would not be granted until all conditions are met.

The committee discussed utility accesses for storm water, sewer, culinary water, along with the issues with secondary water on this parcel. They will need to contact Bona Vista for culinary water review. Outdoor watering will need to be worked out through a Xeriscape, low water maintenance options through culinary water since there is no secondary water options for this parcel.

Matthew Korte brought up his concerns with fire regulations for access and sprinklers. Tyler Seaman, Building Inspector, reviewed application submittal process, approvals, and reviews with

Langan Engineering team. Northview Fire will do a separate review, but can be completed during the building permit submittal process.

Discussion on lot setbacks and the trash receptacle location rounded out the initial review. The trash receptacle current location does not meet code and will need to be moved to the east end of the lot. Matthew Korte asked if the city contracts with garbage services for commercial. Jennie Knight replied all commercial are independent contracts. The city does not offer trash contracts for commercial sites or HOA's. The committee and Langan team also talked about pole sign requirements and dark sky city ordinances.

2. Discussion on proposed Heavenly Roads Subdivision – Parcel #17-064-0022 & Parcel #170640027 – Jed McCormick

Cody Zohner presented a new concept with discussion items from last month's discussion being applied. Jennie Knight and Matt Robertson updated the committee on discussions the city has been having with the transportation consultant on the connection of 425 West into this subdivision. Discussion on what would be the best option for both the developer and the city occurred.

Further discussion with the storm ponds, parking, green space, zoning requirements, and utilities were reviewed. The discussion ended with review of the subdivision code, application processes, and when the GeoTech report would need to be completed.

3. Larsen Lane Project – Glade McCombs

Glade McCombs gave a quick update on where they were with the Larsen Lane Project. He pointed out what parcels he had under contract and those he is negotiating with. He is proposing a Mixed-Use Commercial. Jennie Knight said he would need both a general plan map amendment and a zoning application change since parcels mentioned are of different zones. Discussion on what a mixed-use process was along with other possible options for this area were evaluated. Next the committee reviewed the application processes, zoning changes, master plan changes/updates and how the lots would ultimately connect to one another for utilities and zoning purposes. The next step for the project would be a general plan map amendment for the area to be considered as a mixed-use overlay.

4. Continuing Projects

Meeting adjourned at 10:28 a.m.