

**Project Management Meeting  
Harrisville City Office  
Thursday, March 12, 2020  
9:00 a.m.**

**Attendance:**

Matt Robertson (City Engineer)  
Bill Morris (City Administrator)  
Sean Lambert (Public Works Director)  
Chad Holbrook (Planning Commission Chair)  
Grover Wilhelmsen (City Council Member)  
Matt (Bona Vista Water District)  
Ryan Barker (North View Fire District)  
Robby (Western Irrigation)

**Visitors:**

Gary Singleton  
Andy Hubbard  
James Ries  
Pat Burns  
Aaron Thornock

**1. Discuss possible development for proposed Senior Living Center located at approximately 265 East Larsen Lane. – Aaron Thornock**

Andy Hubbard from Great Basin Engineering presented a site plan which includes a road alignment and concept plan for parking with condo units of eight in each building. Bill Morris explained this can be zoned commercial to reduce the landscaping and water requirements. Matt Robertson said the landscaping requirement is fifteen percent. Andy Hubbard said they plan to include quite a bit of xeriscape. Bill Morris outlined the code for residential facility for the elderly and pointed out if the code is met, the city can approve the plan. Sean Lambert asked if Bona Vista would allow a water stub without official approval through the city. Matt Robertson asked if this will be proposed as a private road. Bill Morris clarified private roads are not allowed. Matt Robertson said filing fees must be paid as well. Sean Lambert expressed his concern this could obtain approval by April 1<sup>st</sup>, which is the due date to meet Larsen Lane deadlines. Aaron Thornock explained that is the reason they are attending this meeting now, for approval. Matt, from Bona Vista, said they must submit a detailed set of plans and have subdivision approval through the city.

Matt Robertson said there is a hard deadline of April 1<sup>st</sup> with the Larsen Lane contractor for any of these road stubs. Matt, Bona Vista, said they only way to receive approval is through the Bona Vista board. Ryan Barker said the fire department needs to know the size of the buildings, if they are eight condos or under, they will not need to be sprinklered. Matt, Bona Vista, said they need approval for the water stub in the road. They do not approve connections without approved plans. Aaron Thornock said the buildings will be around 10,000 square feet. Matt, Bona Vista, said the fire flow will need to be determined as well as meter locations and fixture counts. Andy Hubbard said they will have a master meter. Aaron Thornock said they must have a family type arrangement to sell the condos. Matt, Bona Vista, said mater meters are expensive. Andy Hubbard said one meter per building. Sean Lambert suggested a master meter to the project that can be stubbed off later. Matt, Bona Vista, said master meters are \$100,000, the meter in the vault is large. Andy Hubbard said they will have to stub an eight-inch line to address hydrants. He can figure out a flow rate. Ryan Barker said he can look this up based on the largest building size. Bill Morris pointed out they need a club house to qualify under the ordinance. Aaron Thornock asked if this must be rezoned. Bill Morris said at least one person needs to live and own the units. These residential facilities are allowed in any zone with the commercial element as a condition;

the club house meets that need. He said Bona Vista is the major issue.

Andy Hubbard asked if the sewer needs to be pumped. Sean Lambert said the sewer on Larsen Lane is owned by Ogden City. Matt Robertson pointed out the sewer options. Matt, Bona Vista, asked if they want to move forward without addressing the sewer issues. Andy Hubbard said he can stub the sewer and run private sewer lines with pumps. Sean Lambert said this would be a private pump system. Andy Hubbard said the HOA would manage the private pumps, he would gravity feed the majority. Matt, Bona Vista, said that must be eighteen inches down.

Robby, Western Irrigation, said he does not know where the manhole is to run across Larsen Lane into a pond or tank, if the irrigation comes off of Larsen Lane. Discussion about a man hold on 700 North that has a head gate coming down from Washington Blvd. The drainage runs down the back side. With this being a commercial element, there are not the same secondary water requirements.

Bill Morris suggested including the parking. Andy Hubbard asked for the parking ratio. Bill Morris said they need to include the required amount of handicapped parking. Matt, Bona Vista, gave the associated Bona Vista fees. Andy Hubbard said they will move as quickly as possible. Matt Robertson asked what will happen to the David Brown house. Andy Hubbard said this will be demolished. Matt Robertson said Aaron Thornock would have to pay the Larsen Lane contractor, if they intend for them to do the stub work. Matt, Bona Vista, said this will be very difficult to accomplish in such a short time frame. Matt Robertson said they will need sewer approval from Ogden City and there will be a five-year moratorium on the road once Larsen Lane construction is complete.

## **2. Discussion on possibly creating additional lot in Country Comfort Subdivision. – Gary Singleton**

Gary Singleton explained he is lot 15 of Country Comfort Subdivision. He would like to purchase some property from Boyd Fife to build a pole barn. He pointed out the existing property line. He would also like to run all of the utilities to the barn and build a guest house with a garage. Sean Lambert pointed out the guest house would have to tie into the existing home. Gary Singleton asked what constitutes a connection. Sean Lambert said the roof line, otherwise he would have to subdivide the lot and build a single-family home. Gary Singleton asked if that is the only option of connecting the roof. Sean Lambert said it must be a structure connection. If this shares the same tax id number, they must tie into the existing house. He said if there is a door coming from the house to build a breeze way to a door on the shop. An engineer would have to show how this ties into the house. Essentially, the pole barn would have to connect to the house. Gary Singleton said he has been doing construction for 40 years, can he draw and build this, or does this need to be engineered. Sean Lambert said the engineering will be required for the structural connection. Gary Singleton said there will be a mezzanine around the top, everything else will be walls. If a breeze way is required to connect, he will have to have the walls drawn up as well.

Matt Robertson asked if culinary water is coming off the house. Gary Singleton said yes. Matt Robertson suggested putting in a valve. Gary Singleton said he will install a “T” valve and showed where the power pedestal connection will go as well as other utility connections. He has a 2-pound meter. Bill Morris said this is a lot line adjustment, the county considers this a subdivision amendment. Matt Robertson suggested going back to the original engineer to have this drawn up on a plat. Gary Singleton said he they tried to subdivide the property; the road would have to be extended. He would like to maintain the right of way, if this happens in the future. Matt Robertson said the cul-de-sac must be maintained.

### **3. Continuing Projects.**

Pat Burns said the main issue on his project is how to get secondary water to the property. Andy Hubbard said they will be connecting into the irrigation and pressurizing the system with a pump. Sean Lambert there has not been any discussion with Randy Marriott from Western Irrigation. Robby, Western Irrigation, said this will have to go to the board of directors for approval since this has not been done in the past. He has concern with only one water turn per week. Matt Robertson asked for more details on the pressurized system. Robby, Western Irrigation, said a pond is fine, but pressurizing off the canal is not allowed. Pat Burns said Randy Marriott is the one that suggested this. There is a line that runs but that is gravity fed. Robby asked how will they align with something that has already been in. Sean Lambert pointed out this was not designed as a pressurized system. Matt Robertson said that is a problem to the pressurized system requirement. Bona Vista will not give water, without a secondary system. Andy Hubbard asked for specific lines. Matt Robertson described the areas where the crossing exists. Andy Hubbard said without pressurizing off the canal, they must install a pond and pressurize off that. Pat Burns said he has done everything he has been asked to do by the city. Sean Lambert responded except the approval of the secondary system. Brief discussion was given about the possibility of changing the zoning to commercial.

Robby said the decision must be made by the board, who meet once a year, unless they need to meet outside of that. He listed who is currently on the board. Pat Burns said he can get secondary water to the property. Matt, Bona Vista, said he needs a set of approved plans to allow the road stub. He said they are replacing lines on 700 North but they would not gain enough pressure from that side. If a house catches fire, they must produce enough water in the lines in every subdivision.

Matt Robertson again reminded Pat Burns these plans must be finalized before April 1<sup>st</sup> to meet the Larsen Lane contractor's deadline. He said the water pressure would be much better off of Larsen Lane. Robby, Western Irrigation, said an approved pressurized system would include 3-acre feet per acre of ground. 10 shares equal one-acre foot per week.

Matt, Bona Vista, said there are still several issues that must be addressed. Pat Burns said he has been to six meetings to discuss this. Sean Lambert said he has not provided designed plans to meet the city's requirements to receive approval. Andy Hubbard said he needs to know what direction they are able to go. Robby, Western Irrigation, said he has irrigation shares. Sean Lambert said they discussed earlier the possibility of trading ponds with Thoroughbred Meadows but they will not be able to do that now. Matt, Bona Vista, asked if there will be an HOA, stating if home owner's try to connect their secondary water systems to culinary, they will be kicked out of the system. Sean Lambert suggested Pat Burns talk to Pine View. Pat Burns said they will not even consider this. Sean Lambert said they even offered to put a new line in for Pine View with the new road.

Andy Hubbard asked if the city would consider changing this to commercial. Sean Lambert said there is not time for a rezone at this point so it is hard to make a determination about that. Pat Burns said he does not feel like there would be support from surrounding property owners for commercial. Matt, Bona Vista, said they must prove they have enough water shares and show an approved plan to receive an approval letter. Andy Hubbard said they can provide a flow letter. Matt, Bona Vista, said they need an approved subdivision plan and pay the fees. Matt Robertson said Pat will need a new water service and sewer to the remaining house.

Grover Wilhelmsen asked if the detention basin can be used as the pond. Sean Lambert said we do not have any in the city currently. There is plenty of drainage to keep the water off the road. Andy Hubbard said there is a pond to catch but the depth of water and house foot prints and

driveways must be considered. Green space will be limited. A brief discussion about xeriscape and narrow asphalt roadways.