

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

Attendance:

Matt Robertson (City Engineer)
Glen Gammell (Public Works)
Zack Loveland (Storm Water)
Jennie Knight (City Recorder)
Chad Holbrook (Planning Commission Chair)
Michelle Tait (Mayor)
Doug Jeppsen (Pineview Water)

Visitors:

Doug Allred
Nate Harbertson
Joe Torman
Jessica Prestwich
Andy Hubbard
Jeremy
James R.
Pat Burns
Aaron Thornock

1. Discussion possible site plan for development of Milne Property located at 1234 N Harrisville Rd. – Jessica Prestwich

Jessica Prestwich said they met with UDOT about access and the possibility of tying into 1175 North, and also 325 West, with a private irrigation system included. Matt Robertson asked about ponds, tying into the canal, running flow numbers. Glen Gammell asked if the intent is for the city to maintain the secondary water. Jessica Prestwich said yes, they are hoping to turn this over to the city. Matt Robertson briefly overviewed the city's proposed adoption of the Special Service District. Ronda Kippen said the back of the lots are protected in the General Plan, there needs to be a note that the trees remain preserved.

The detention pond is on the south, the canal is only one turn every 7½ days. They will have to fill a reservoir and pump out of that during the week. Matt Robertson suggested talking to Western Irrigation. Jessica Prestwich asked if they could detention could be used for storage. Matt Robertson said we would like to keep them separated. They can be located in the same area though; with one side maintaining storm water and the overflow going into the irrigation pond. Glen Gammell said the developer's engineer would have to account for that with consideration to the downstream users on the irrigation ditch. Zack Loveland outlined the area that is for ditch users, which runs 24 hours a day during the season. There is a diversion that feed into the north side of North Harrisville Road as well. Matt Robertson reviewed the irrigation canal and where the current turnouts are located. They will have to pipe the ditch to make sure the water is maintained for the users. Ronda Kippen asked who provides secondary water. Matt Robertson clarified this property does fall within Pineview district but they do not have any infrastructure in the area to service. Doug Jeppson, Pineview Water, explained the line ends to the west of the railroad track. Pineview would service if the line is paid for. Zack Loveland said the 1100 North irrigation ties into two canals that feed properties on North Harrisville Road. The access turns out by the pocket park.

Glen Gammell asked what the distance is from West Harrisville Road to the entrance of the subdivision on Highway 89; this needs to be maintained just like the north side by the LDS church. Water access is available on 325 West. Matt Robertson said they do not like to go through private easements for public utilities.

Matt Robertson outlined the large issues which include: secondary water system, UDOT approval for access on Highway 89, maintaining a 60 ft. right of way to meet the city standard. Glen Gammell asked for attention to driveway access in cul de sacs to allow for snow stacking. He asked if they have plans for trees in the park strip. Jessica Prestwich asked if this was required. Matt Robertson said no, but they must accommodate the width of the 6 ft. park strip if they have trees.

Matt Robertson suggested working towards preliminary approval with attention to the code for outline of requirements. Application must be made 15 days before planning commission to be on the agenda.

2. Discussion possible site plan amendment for LDS Cannery located at 250 W. North Street. – Doug Allred

Doug Allred from the Dennis Group reviewed the plans to extend an addition to the cannery project in 2015-16. The engineering work was already considered in the original project. Exterior canopy is where they clean green beans; cut and sort. Now they will be adding corn processing; cleaning, delivery, prepped to go into the building. They will be moving equipment from the Murray cannery which will be relocated and repurposed to the existing site plan on North Street. All the paving is done which an existing trench in the middle of the slab to process both waste and storm water. Because of the size and scope of the project, they are not required to do SWPPP, but they are going to because there will be some excavating so they will protect the outlets in the area.

Glen Gammell asked when the trucks come in off of North Street, why they do not use the new road. Doug Allred said they can use this road; he is unsure why they are not. Glen Gammell asked if Central Weber Sewer has contacted them because the road paved over a man hole. Doug Allred said he has talked to both Bona Vista and Central Weber Sewer. The usage will increase by 5% more to additional processing, which was included in the original plan; the calculations from the 2015 plan. Glen Gammell asked if these will be grain trucks and how they will address the “bees wings” coming off the corn. Doug Allred said this is a treated process. Zack Loveland said they are not doing anything with storm water, they do not need to file an NOI with the state; depending on hauling in and out.

Doug Allred reviewed the layout of equipment, the diversity of use when they are working on one side, they will not be working on the other. There is an existing sink and eye wash station that will be utilized. Electrical will run from the existing building, with the electrical panels and power loads being accounted for in the original designs. The fire sprinkler system will be extended. There are no HVAC or plumbing changes.

Glen Gammell asked if there will be a noise level increase. Doug Allred responded, they are anticipating the same amount of traffic, since beans and corn will not be processed at the same time. Matt Robertson explained North Street is owned by Ogden City and the north side road going into the canner is a private road. Doug Allred said he is aware of the issues on North Street and they will change the plans to reflect that. Delivery is the same. They will be demolishing two footings with a saw cutting and excavation, soil will be stock piled on site, and repacked on the new footings. He said the cannery will remain in operation during the construction activities. They anticipate construction beginning the first of the year, they are currently collecting contractor bids.

Jennie Knight will follow up with Doug Allred on whether Planning Commission approval is needed.

3. Discussion possible site plan for development located at approximately 1956 N. Highway 89. – Nate Harbertson

Nate Harbertson and Joe Torman from Lotus Group are proposing a concept site plan for 1956 North Highway 89. Ronda Kippen explained this is the second mixed use development that is being proposed but with six acres will not be held to the same standard as the golf course. The ordinance has been written to allow this as long as they are adjacent to the golf course and the development of the golf course is underway; otherwise, they would not be allowed to make application. If the golf course takes too long through the process, this will not preclude them from starting their development.

Matt Robertson asked if this follows the same process as the golf course. Jennie Knight outlined the Mixed-Use/Infill Commercial code that this proposal falls under.

Joe Torman said they are building a lot of townhomes in Ogden; they build multifamily townhouses that are high quality with focus in the façade. The site design includes a commercial as well. All of the buildings on Highway 89 would be three story, the two-story behind. All have two car garages, no surface parking. Glen Gammell asked if this will be private. Joe Torman responded yes. Matt Robertson asked about visitor parking. Glen Gammell asked about the access on 2000 North, there is concern with this location with left hand turns into the complex. He asked if they can move the access farther east, or out onto Highway 89. Matt Robertson suggested they have a conversation with UDOT on the possibility of an access. Chad Holbrook said he liked the walking path and recreation elements. Joe Torman said this is 78 units, the walkway includes canopies as well. Glen Gammell asked if this is owner occupied or rentals. Joe Torman said primarily rentals, they have capital reserves to maintain the façades. Rent is typically \$2,000 per month.

Glen Gammell asked about the storm water. Joe Torman said they are looking at retention. Zack Loveland asked if the north basin could be incorporated. Joe Torman asked if that had been engineered. Matt Robertson said the drainage would have to flow up to that area. Joe Torman said they could look at that. Matt Robertson said that could be used as a green space area or possibly a land swap. Zack Loveland said this is a city basin, not a regional basin, and should be eligible. Nate Harbertson asked about the process. Glen Gammell said they would have to do a land swap with the city if they are going to maintain that. Matt Robertson said then, move the entire basin down to the south end.

Ronda Kippen said that could be incorporated as part of the MDA to transfer property, as long as this was city owned, and not purchased through grants. Matt Robertson said this was deeded to the city through development. Joe Torman asked how deep this basin is. Zack Loveland explained not very deep. Joe Torman said the preference is to utilize it if possible; logistically they would have to deal with the structurally to build on, it might address the access issue on 2000 North. Matt Robertson said this should be serviced by the city, since it also serves another subdivision. He said underground storage is not an option because of the high-water table. Staff outlined the process for application and the zoning.

4. Discussion possible site plan for Warren Hollow Subdivision located at 217 E. Larsen Lane. – Pat Burns

Matt Robertson said preliminary approval has been granted for Warren Hollow Subdivision. Aaron Thornock now has the Brown Property under contract. Matt Robertson said the secondary water report was received but not update to the plans. The memo must be addressed for

application for final approval. He asked Andy Hubbard about the outstanding items. Andy Hubbard said they have addressed everything but the temporary turnout.

Pat Burns said the Dave Brown house is under contract, he asked if it is worth purchasing the Caulfords to tie into Larsen Lane rather than lining up with Wahlen Way. Matt Robertson said lining up with Wahlen way is to address the safety issue. Pat Burns said that would leave some hard to deal with space on the west side of the road, if they line up with Wahlen Way. Glen Gammel asked what the distance would be. Andy Hubbard measured and this is 150-200ft. Matt Robertson said the utilities were stubbed for water and gas. Sewer was going down to 700 North. He said they would have to tie in and move this connection. Glen Gammell asked what the proposed project is. Aaron Thornock said a residential facility for the elderly. Glen Gammell asked how many units. Discussion was given on how many are allowed under the code. Matt Robertson said secondary water issues with a privately owned area that is inspected by the city. They may have to tie into the easement through the Jennings, there is no storm drain on 700 North either.

Jennie Knight pointed out the code for residential facility for the elderly. Discussion was given about how many buildings are allowed and the number of staff members. Code was reviewed for assisted living facilities as well.

Staff will follow up with what is allowed under the ordinance in the residential zone. Matt Robertson said to bring back a concept plan for the Project Management Committee to review for possible approval.