

Project Management Meeting Minutes  
Harrisville City Office  
Thursday, June 14, 2018  
9:00 a.m.

Attendance:

Matthew Robertson (Engineer)  
Laurence Boswell (Land Use Coordinator)  
Bill Morris (City Administrator)  
Blake Carlin (Bona Vista Water)  
Sean Lambert (Public Works Director)  
Chad Holbrook (Planning Commission)  
Ryan Barker (North View Fire)  
Grover Wilhelmsen (City Council)

Visitors:

Jed McCormick  
Gordon Casey  
Kevin Roessler

- 1) Meet with KD Builders about developing property off Larsen Lane.
  - a. Kevin Roessler wants to build on a parcel off of 217 E Larsen Lane. The lot is currently zoned RE-15. Kevin states that if he developed the property based on the RE-15 zoning standards, he would not make much of a profit. He would like to change the zoning in order to build more houses per acre. Sean Lambert points out that there is a retention basin on the lot and Kevin would need to keep that in mind if he wishes to develop the property. Matthew Robertson is concerned with Kevin's proposed plan because of the lay out of the roads. He states that Kevin should avoid putting in a caul de sac. Kevin wants to have high density housing on this particular parcel. Matthew Robertson explains that the City currently does not allow high density housing off Larsen Lane. Matthew also states that having a high density neighborhood off Larsen Lane would cause more issues with traffic. Matthew and Sean suggest that Kevin speak with Bill Morris in order to see if getting the lot rezoned would be a possibility. If the property is rezoned, Kevin will need to make sure that there is secondary water access and that he has water shares from Pineview. Grover Wilhelmsen also states that getting access off Larsen Lane might be an issue, and that an increase of traffic off Larsen Lane might cause some problems as well. In order to get the property rezoned, there will need to be a public hearing, and approval from both planning commission and city council.
  
- 2) Meet with Jed McCormick about developing property at 2300 N 450 E
  - a. Jed McCormick and Gordon Casey are thinking about developing around 100 units with a 60 foot streets that connect to most of the stubs that filter into the parcel already. The plans also show all the utilities tied in. Matthew Robertson asks if the development meets the original zoning ordinance for an R-3 zone. Gordon states that it does not fit exactly with the ordinance, but that Bill Morris stated in the last meeting that he would give them some leeway. Jed McCormick would like to turn the development into a PRUD type development where an

HOA would be set up and private roads would be put in place instead of public roads. Gordon recalls from the last meeting that Bill Morris wanted them to have 60 foot public roads. Matthew Robertson suggests that the development include one big detention pond instead of two, like shown on the development plan. Grover states that he's not opposed to a high density subdivision, but he shows concern about emergency entrances and exits. Grover wants to make sure this subdivision fits the master plan. Chad Holbrook shows concern for the limited parking. Gordon explains that each unit there is a garage and driveway for residents to park in, and that there will also be additional visitors parking stalls throughout the development. Matthew states that if they wish to build something that does not conform to the R-3 zoning ordinance, they will need to talk to Bill Morris about getting the property rezoned. The rezone would require a public hearing, and approval from both planning commission and city council.

Adjourned at 9:58 a.m.

Laurence Boswell, Land Use Coordinator