

**Project Management Meeting
Harrisville City Office
Thursday, May 13, 2021 – 9:00 a.m.**

Attendance:

Zach Loveland (Storm Sewer)
Glen Gammell (Public Works)
Matt Robertson (City Engineer)
Jennie Knight (City Recorder)
Bill Morris (City Attorney)
Mayor Michelle Tait
Ryan Barker (North View Fire)

Visitors:

Eric Stevenson
Deven Petris
Cliff Hokansen
Jared Murphy
Joseph Cook
Enrique de Varona (Henry)
Mark Apuna
Deven Pettet

1. Discussion on possible site plan amendment for HHI located at 736 West Harrisville Road. Parcel 11-019-0041. - Cliff Hokansen

Cliff Hokansen outlined the current facility and inside the main manufacturing facility. They have used temporary offices in the space where they are proposing the building project. There is a separation curtain currently in place that will be removed upon construction. The proposed building will be over a current structure that is the main distribution building for the building's power. They will create offices and a main training area in the space indicated. The plan is to remove the temporary office structures in this space and create a more permanent structure with a training room above. Currently their trainings are held on the open concrete floor in front of the temporary offices and hard to hold due to the train noise.

He reviewed what the green lines were on his drawings. They are electrical trays that will not be affected during the construction. He also reviewed their plan on the wall they plan to install at a later date but is shown on the drawings they are presenting. He stated the purpose of the wall is to section off an old portion of the building and connect to a newer (7-year-old) wall that is currently in place. This section is old and needs serious repair. The wall would prevent dust from those repairs from entering the rest of the facility.

Matt Robertson asked if they are putting offices within the structure to clarify since there was a technical difficulty. Cliff reexplained HHI are trading temporary office for more permanent office space with the training room.

Glen Gammell suggested submitting a building permit and the building official will get back with them. Cliff Hokansen said he wanted to keep the city in the loop. He thanked the city for being terrific to work with. They are trying to improve their image. He knows a few years ago they received some negative comments in the planning commission notes. During the process they have cleaned up and are trying to be a good neighbor as well as upkeeping their landscaping.

Matt asked if the small detention basin in front of the parking lot was to be built. Cliff Hokansen responded they are getting ready to put the crushed brick in but the basin is fully running. Matt reiterated to get the building plans submitted to the building inspector for review.

2. Discussion on possible development of property located at approximately 2125 N. 425 W. Parcels 17-064-0027 & 17-064-0022. – Jared Murphy.

Joseph Cook said they are looking to develop this into townhomes. These pieces have been horse property and are located next to Orion Jr. High. The seller gave them a conceptual site plan.

Joseph was wondering what has been approved for this property.

Matt Robertson clarified there have not been any approvals for any concept brought to Project Management for these properties. They have shown their ideas but the ideas have always fizzled out and nothing more. This piece of ground is grandfathered into R-3 Zoning. The owner was told they had to follow the R-3 Zoning regulations.

Bill Morris said the issue is with the road standards. The concept does not meet the public road standard. Matt said the road standard is 60 feet. They have talked about some different street cross sections. Joseph asked if that is curb to curb. Matt said that is property line to property line. There are a few things to work out on the current proposed concept plan. There is an updated city standard that allows alterations to road standards if approved by the city.

Bill said the other issue is guest parking needs which must be agreeable with the committee.

Joseph said there is quite a bit of storm detention. Matt said there has been discussion about the existing detention basin on the south side of the road that could be combined into a larger basin so the city does not have to maintain two. Joseph asked if this can handle the new. Zack Loveland said they city has talked about moving the detention. Bill clarified could be guest parking. Matt said the road connector will not meet any standard and needs to be worked out. Joseph asked if they need this connection on the southwest corner. There are two other connections on 2150 North in this area as well. Bill said if North View Fire is okay. Ryan Barker said they need two access points. Due to this recommendation the developer could combine his detention basin with the existing city's basin and create one larger basin while removing a difficult access point.

Glen Gammell asked for clarification on whether the roads would be part of an HOA. Bill clarified these must be city roads and will be maintained due to the zoning standards. Bill clarified the old standards. He said we are going to balance the zoning ordinance against the proposed density and see if it works. Staff clarified that any connecting buildings cannot be any larger than 5 connecting units. Matt said the current ordinance only is allowed in mixed use. But the new ordinance is not the standard for this area since this is grandfathered in. Bill said the city will send these standards to him so he can review and update the concept plan.

Joseph asked for clarification on the east side where the road is showing partially on the school property and the McCormick property. Bill said we have not contacted any of the surrounding properties to know what is going on with them. Joseph said they will contact the school.

Joseph asked about the water and sewer connections. Matt will send sewer maps. Bona Vista is the culinary water provider, Pineview for secondary. Matt will also send storm drain maps. Joseph said they will review the zoning and make sure this plan meets the all the specifications.

Enrique de Varona (Henry) asked what the application process is and how deep do they have to go to formally present before we need to create civil plans. Bill said we will put them on the agenda for next month with Project Management unless they needed more time. Confirmation was made by Bill and Joseph to be placed on next Project Management meeting agenda with engineered plans if everything checks out with staff then the next step is subdivision application fee paid and you'll be put on the July Planning Commission for Preliminary Approval.

Matt suggested checking the municipal code in Chapter 12 which is the subdivision ordinance. They can come back with conceptual with Project Management but there is a lot more information in this ordinance for preliminary approval.

Joseph asked for the impact fee schedule and building fees. Glen or Matt will send these to Joseph. Central Weber is increasing their fees on July 1. Joseph said they will go through and hopefully be back next month. Verified Jared's email to send information.

3. Discussion on possible development of Parcel 11-027-0023. – Joshua Wiscomb

This discussion item was tabled.

4. Eric Stevenson – Parcel 11-301-0001

The Bryan Rogers family asked if he is interested in doing something with their property on the west side of Walmart. On the northwest corner. He is looking to do a small apartment complex. Bill said there are no apartments allowed in the commercial zone. Matt outlined Municipal Code Section 11.12.020 Commercial Uses. If he has any commercial ideas that work within the zone, he is more than welcome to present them.

5. Mark Apuna – Parcels 17-066-0010 and 17-066-0049

Devon Pettet and Mark Apuna said they reviewed the zoning and are proposing medical office space. Bill asked for clarification on the zoning on the parcels. Mark said he understands one is commercial and one would require a rezone. Current and future zoning was discussed. Medical offices are an approved commercial use. They will need to present a concept plan with application for rezone. The site plan review for infrastructure will go through project management. Mark said he was told by one of the neighbors said there was a lot of fill brought into the property. Matt said he will need to get a geo tech report to see the condition. Bill said they may have to do some remediation of the property. Devon asked for enter and exit requirements for emergency services. Ryan Barker said this depends on the size of buildings. Bill said that can be clarified when they get to the site plan.

Discussion on UDOT access. Mark clarified the property location. They may need to share access on the Sergeants. They cannot exit from commercial onto residential but the fire code would allow a gate. Bill checked the frontage requirements. We do not have a frontage requirement in our code for commercial development standards; 11.13.020 outlines the regulations that will need to be met.

Mark asked about utilities. Glen Gammell said the sewer is on the east side and also the storm water outlet for UDOT. Matt said culinary water will go through Bona Vista. In a commercial zone you can do outdoor watering if landscaping is below 15%. This is a combination with

xerascaping. Since there is not direct frontage this would have to be addressed on site plan and with UDOT. Mark said they have recorded easement for access. Bill said right of way documents need to be checked to allow access. Application process was reviewed.

6. Continuing Projects.

Zack Loveland outlined lot 11-407-0002 where the fence line that has been there for 100 years, needs to move the lot line 6 ft 3 inches so the lot line follows the fence line. This is a subdivision lot butting up against a lot outside of a subdivision. There are differences between the standards. This would require a subdivision amendment. The KV Olsen subdivision plat 1st amendment. We can approve that at the project management committee. The county will review this to make sure there are no issues. Once there is approval they can record.