

## Project Management Meeting Minutes

Harrisville City Office

Thursday, August 14, 2019

9:00 a.m.

### Attendance:

Matthew Robertson (Engineer)  
Laurence Boswell (Land Use Coordinator)  
Sean Lambert (Public Works)  
Ryan Barker (Northview Fire)  
Grover Wilhelmsen (City Council)  
Ronda Kippen (Community Developer)  
Bill Morris (City Administrator)

### Visitors:

Lesha Spencer  
Javier Chavez  
Nate H.  
Bryon W.  
Brandon Bexell  
David Sligar  
Bill Hart  
J. P.  
F.S.

#### 1) Meet with Brandon Bexell about HWY 89 Concept plan.

Brandon Bexell is with PPC Commercial Real Estate and is interested in building off 1956 N HWY 89. The property is currently zoned R-1-10. Brandon would like to explore options about getting that property rezoned to a mixed use, allowing townhomes to be developed. There are about 4.5 acres of land on the lot.

Ronda Kippen explains that the City is exploring a mixed-use ordinance right now, but the minimum lot size for a mixed use zone would be 5 acres. In order to do mixed use, there would need to be a commercial element attached to the development. The minimum commercial that would need to be integrated would be 10% of the gross land development. In addition, 15% of the gross land development would need to be open space.

Bill Morris suggested doing 20% open space. Bill also stated that Brandon will have to ask the planning commission for the proper zoning. It is up to the planning commission to adopt the property as mixed use in the general plan update. Bill suggested that if Brandon wants to do a subdivision using the current R-1-10 zoning, then he could get something approved a lot quicker.

#### 2) Meet with Lesha Spencer about adding extra parking and storage for residents located at 1529 N Washington Blvd.

The property at 1529 N Washington Blvd is currently zoned commercial. Lesha explained that there have been parking issues outside the townhomes, which are located behind 1529 N Washington Blvd. Lesha proposed to put in extra parking and storage units to accommodate the residents in the townhomes. Bill said that the parcel is dedicated to commercial use only, and needs to be filled in per development agreement between Sunset View Estates and Harrisville City. Bill suggested using the strip of land that is south of the 1500 N road for storage and parking. Bill said to leave the commercial pad open for commercial property to be fully developed.

#### 3) Meet with Javier about updating Javier's restaurants site plan and adding a drive in.

Javier would like to update their restaurant site plan. They would like to put a drive in, using the available space between the restaurant and motel. Harrisville City ordinance states that there needs to be a minimum of 80 feet of stacking of vehicles. Javier will need to amend his site plan and get it approved through planning commission.

4) Meet with David Sligar about developing property located at 1589 N 750 W.

David Sligar wants to make some improvements to an existing building located at 1589 N 750 W. David is planning on turning the facility into a recreational facility for softball and baseball practice. The hours of operation will be from 7:00 am to 9:00 pm. Bill told David that he will need to have any building improvements and signage approved through Sean Lambert, the building official. In addition, David will need to work with Sean about the sewer line since there has been problems with it. Last but not least, David will need to fill out a business license application to run the business. David will not need to attend planning commission for this project to be approved. He will be required to work with staff instead.