



## Project Management Meeting

Harrisville City Office

Thursday, December 8, 2022 – 9:00 a.m.

**Present:** Michelle Tait, Mayor, Jennie Knight, City Administrator, Matt Robertson, City Engineer, Justin Shinsel, Public Works Director, Cynthia Benson, Deputy City Recorder, Chad Holbrook, Planning Commission Chair, Ryan Barker, Fire Marshal, Brady Hansen, Bona Vista Water, Matt Fox, Bona Vista Water.

**Visitors:** Glade McCombs, Andy Hubbard (GBE), James Ries, Lane Monson, Chris Hancock, Blaine Burrows, Brandon Thompson, Craig North.

Jennie Knight, City Administrator, called the meeting to order and introduced everyone.

**1. Discussion on preliminary subdivision approval for Harrisville Fields Subdivision located at approximately 750 North 250 West for road alignment on North Street. – Craig North**

Jennie Knight stated this meeting is to work through the discussion items found during Planning Commission meeting held in November. The committee favored the second concept plan due to the triple frontage on the lower lots, more specifically lot 27, being rectified. The committee noticed the open space was reduced with the new configuration in regard to the connection on 400 N and the addition of a cul-de-sac containing four (4) additional lots. This reduction caused a decrease in the bonus density points applied to the project in order for it be established as a cluster development. Planning Commission concept plan given preliminary approval at the November 9, 2022 meeting, the concept showed 51 lots. Now the concept has 54 lots.

Matt Robertson added Ogden's concerns where the stubs and the right-a-way for 400 N.

Justin Shinsel noted the access points on the roads need be considered throughout the whole of the development.

Jennie Knight directed the developer to verify the notations on the concept plans.

Jennie Knight noted she will email Craig North the calculations for the water shares so both parties are aware of how many shares need to be turned over per acre. She will also send the Ogden comments and the legal counsel she has received to the developer before moving the project forward to City Council for preliminary approval.

Matt Robertson desired clarification of future use on the parcels being dedicated to the city. The committee reviewed what amenities will be added to these areas prior to being dedicated to the city.

Justin Shinsel requested from the developer that the existing ponds be designed as a regional retention basin to help out the whole of the area. Craig North said the reason his engineer has

showed two different ways to do the ponds is because he wished to build each phase as standalone developments. Matt Robertson said he will work with the engineer on this.

The committee addressed Dixon Creek stream alteration permit before developer begins construction with this section of the development.

## **2. Discussion on proposed development of property located at approximately 265 East Larsen Lane. – Glade McCombs**

Lane Monson clarified the parcels being acquired along; parcels 11-027-0023, 11-027-0004, 11-027-0022, and 11-027-0024. Lane Monson is currently working with Glade McCombs, the agent, and Lane Monson, Banyan Investments / Banyan Development, is the developer and is under contract with Jed McCormick for these parcels. Review found the parcels in the RE-15 zone and not currently part of the mixed-use overlay map.

Jennie Knight said the first step would be a general plan amendment if the desire is to develop this parcel as a mixed-use area. Glade McCombs they are looking at acquiring the pieces along Washington. Jennie Knight reiterated they will still need a general plan amendment. However, by incorporating the other parcels, the 51% commercial requirement for mixed-use zoning would be easier to meet.

Justin Shinsel mentioned the utility services. The developer understands the accesses are limited and there are issues in regard to utility elevations.

Jennie Knight explained the mixed-use process is a negotiation. The higher public interest the greater the outcome for any given project considering mixed-use.

Justin Shinsel added Pineview does not feed into this area. A secondary system would need to be set up through the Four Miles Special Service District. The water shares would need to be collected.

Matt Robertson requested a GEOTech report to see feasibility and water depth for this property.

## **3. Discussion on proposed development of parcel 11-019-0011. – Brandon Thompson**

Brandon Thompson expressed his desire to build a home and an arena for his horses on this property. Jennie Knight verified the zoning is agriculture and an agricultural use was permitted.

Matt Fox, Bona Vista, said the water is on the east side of HWY 89.

Jennie Knight added the allowed uses would permit a lean-to or agricultural building as long as there was not a dwelling unit. Jennie Knight directed Brandon Thompson on permitted uses for his property; HCMC §11.08 Residential Land Use, HCMC §11.10 Special Uses Regulations for horse raising and HCMC §11.09 Residential Development Standards.

#### **4. Discussion of 750 West Municipal Complex Site and Utility Plan – Justin Shinsel**

Jennie Knight reviewed the utilities being constructed for the new city shops and municipal building.

Matt Fox recommended review of the wash station and buildings to see what meter requirements would be and for best flow. Bona Vista will run the water model to verify the recommendation.

Ryan Barker reviewed storage of vehicles and equipment for fire suppression requirements.

#### **5. Continuing Projects**

There were no continuing projects discussed.

Meeting adjourned at 10:21 a.m.