



Project Management Meeting

Harrisville City Office

Thursday, July 14, 2022 – 9:00 a.m.

Present: Michelle Tait, Mayor, Jennie Knight, City Administrator, Matt Robertson, City Engineer, Justin Shinsel, Public Works, Maria Devereux, City Recorder, Cynthia Benson, Deputy City Recorder, Tyler Seaman, Building Official, Ryan Barker, Northview Fire, Steve Weiss, City Council.

Visitors: Jeff Biesinger, Jeff Gleason, Jardin Gleason, Craig North, Shawn Strong, Kerry Garner.

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

1. Discussion on proposed commercial development of property located at 190 North Street – Parcel # 11-038-0004 [Kerry Garner]

Kerry Garner presented a commercial condo project plan located at 190 North Street. Jennie Knight, City Administrator, reviewed current zoning, the site plan, permitted use within a CP zone (HCMC §11.12), architectural building design (HCMC §11.14), parking, landscaping, irrigation ditch, infrastructure, residential buffering between commercial and residential (HCMC §11.13), storm water discharge. The Fire Marshall briefly reviewed the fire hydrant plan. The proposed plan provided qualifies for a zoning amendment which can occur at the same time as site plan approval. Current zoning is RE-15, the General Plan is Commercial. Jennie Knight explained the process will require two meetings with all documents submitted 25 days before the next meeting.

Matt Robertson and Justin Shinsel reviewed guidelines of sewer and water connections. Kerry Garner will need to discuss the water, and sewer connections with Ogden City. An agreement will need to be in place between Kerry Garner and Ogden City for these services since all connections are located in the Ogden City owned portion of North Street. He will also need permission from Lynn Irrigation to discharge storm water into their system.

Kerry Garner stated when he was ready, he will submit his application.

2. Discussion on proposed patio/townhome development on property located at 265 Larsen Lane [Shawn Strong]

Shawn Strong met with staff to ask about stubbed infrastructure for a patio home project located at 265 Larsen Lane. Matt Robertson reviewed prior projects proposed for the parcels, prior projects presented at Project Management Meeting have been Patio Homes, an Assisted Living Facility, Mixed-Use Projects, and residential lots. Parcels currently being considered are 11-027-0022, 11-027-0023, 11-027-0004, and 11-027-0024. Matt Robertson began the discussion by saying Patio Homes are not in the current city code but provisions for a residential assistance center are. He noted current zoning is RE-15, the General Plan is RE-15. Jennie Knight said a Mixed-Use project (HCMC §11.11 Mixed-use #3) would only work if the parcels fronting Washington were included. The process is a long negotiation with the city ending with a benefit to the city and residents. Matt

Robertson said a general zoning change would need to occur since this area is not on the Mixed-Use Map. Shawn Strong asked about utilities. Justin Shinsel replied with culinary water is stub on Larsen Lane. Secondary would need to be annexed into the Four Mile Special Services District with the developer installing a pressured system due to this area being outside of Pineview's District. The sewer is too high to connect into Larsen Lane. Two options for sewer connection are to connect to Warren Hollow Project or to 700 North. Either way it would take negotiation with surrounding parcel owners for easement right-of-way. Matt Robertson added the road access on Larsen Lane needs to line up with Wahlen Way for safety purposes.

3. Discussion for site plan amendment for Greenwood Charter School property located at 840 N Highway 89 [Enhanced Homes Construction, LLC, Jeff or Jardin Gleason]

Jeff Biesinger, Jeff Gleason, and Jardin Gleason presented a new site plan for the Greenwood Charter school. Tyler Seaman pointed out there are two structures being built within the outdoor educational space. A pavilion and a utility shed. Discussion on the setbacks, future access road, and ADA accessibility were considered. Tyler Seaman said a temporary path needs to be placed for ADA accessibility to the pavilion. Matt Robertson addressed the future road alignment will be closer to the pavilion than shown and needs to be considered. Jennie Knight said the proposed looks good to move forward with the new site plan approval process. She recommended to turn in the application immediately to meet the 25-day window.

4. Discussion on proposed development of property located at approximately 863 N. Harrisville Road. – Parcels #11-378-0001, 11-378-0002 [Craig North]

Craig North presented his project and its new name of Harrisville Fields. Staff review found the proposal acceptable to move forward with preliminary plan approval with a few suggestions. Fire turnout on 750 North needs to be at the end of the street and an agreement with Ogden City for services need to be included if the cluster development will be utilizing them. Jennie Knight recommended Craig North to review the preliminary application checklist once more before submittal. Justin Shinsel reminded Craig North the project will need to be annexed into the Four Mile Special Services District and to make certain no utilities or lots are in the Flood Plain. Water shares to be calculated out by staff.

5. Continuing Projects.

No continuing projects were discussed.

Meeting adjourned at 10:00 AM.