

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

ATTENDANCE:	Bill Morris (City Attorney)	VISITORS:	Geneva Blanchard
	Jennie Knight (City Recorder)		John Hansen
	Cynthia Benson (Deputy Recorder)		Chad Bailey
	Justin Shinsel (Public Works)		Gage Crowther
	Glen Gammell (Public Works)		Mark Bailey
	Matt Robertson (City Engineer)		Mike Bailey
	Chad Holbrook (Planning Commission)		
	Grover Wilhelmsen (City Council)		

1. Discussion on Copperwoods MU-C Zone for Preliminary Site Plan review for commercial and residential elements. – Jake Thompson

This item was tabled.

2. Discussion on possible Mixed-Use Project for parcels 11-027-0015, 11-027-0011, 11-024-0010. – Joshua Wiscomb

Joshua Wiscomb explained he is trying to obtain a 20-foot easement along the southern border of the property line on parcels 11-441-0002 and 11-441-0003 for sewer and storm water. Discussion about placement of the access and having them paved for future use. Matt Robertson reviewed the public right-a-way to make Joshua aware that the access on Larsen Lane needed to align with Wahlen Way. Joshua showed the plans they currently have in mind. Bill asked if this was going to still be 55+ community which was a prior proposed project for these parcels. Joshua said yes. He was still moving forward with these parcels as the planned 55+ residential housing project.

Joshua asked about the possibility of adding the 3 commercial parcels to the east to the development to see if he could increase the density. Bill reviewed access from Larsen Lane to Washington Blvd. Joshua asked about the possibility of rezoning for a mixed-use. Bill explained the timeframe to move forward with a new concept plan and suggested this be developed under the current zoning for the smoothest transition; which would match the current density to the north on Larsen Lane. If they wish to increase density, they could review the cluster development code. He suggested they review 11.11 Mixed-Use Commercial for other possibilities on the property fronting Washington. This would have to include 51% commercial throughout the entire development.

Joshua asked where to hold storm water retention. Bill stated storm water detention needs to be where it is naturally on the property. Joshua asked for further clarification on how many units would be allowed in an elderly community. Discussion occurred on what kind of development would be eligible to meet current city codes under elderly care. Bill again stated the easiest way to develop this land is to keep the current zoning. If he proposes more unique projects, they are more susceptible to petitions and objections from the nearby property owners. Justin and Matt also brought up the other issues with development. Secondary water would have to be provided by the Four-Mile District. Storm water and sewer would be difficult to deal with since the properties proposed sit in a bowl. If they are to be brought into the Four-Mile Special Service

District, the easement would need to be a minimum 25 feet for proper access for the city to maintain. Discussion ended with easement width and engineering of what would be included in the easement such as manholes for storm water and sewer in the ditch along the eastern lots of Warren Hollow subdivision with a 12-foot paved path for access. Matt and Justin do not like to see easements go through properties unless necessary and encouraged Joshua to look for other options.

3. Discussion of property at 2358 N HWY 89 – Bailey X – Mark/Chad Bailey presenting. Parcel # 17-066-0054 & Parcel # 17-066-0055 – Retail shops

Construction drawings were reviewed. Bill asked for the type of landscaping and the landscape calculation along with where the detention basin was to be located. Mark asked about whether or not the city authorizes underground retention for storm water as a way to meet this requirement. Matt said the city does but the end result needs to be 2 feet above ground water level. Access was addressed for a south to north flow with the property. Parking was discussed; with the new plan offering far more availability than prior details. Chad discussed the proposed idea for parking. The five units along Highway 89 will be for a heavier use with commercial retail. The offices to the south would be a medium use. The buildings along the east side running north to south would be a minimal use with the option of office space. They would allow for a showroom with additional storage within the unit. Setbacks for the property were reviewed to make certain proposed plans were correct. The idea was to use that space as part of the landscape percentage. Landscape percentage currently 14%; 15% is the minimum by city code. Developers asked about Bio-retention for storm water. Bill said if Bio-Retention is in the LID requirements. Matt said it was. Bill said to follow those standards. Xeriscaping was also discussed as a landscape option.

Matt reminded them a geo-tech report would be required to determine the depth of the ground water. While trying to run test holes for ground water check, the developer found he property has been used as a dump site for years. They will be working to clean up the property. Chad explained that he cannot control who will take the units but they have tried to drive the majority of the commercial use along Highway 89. By doing this they were able to provide the parking necessary to meet city code. Jennie reviewed the retail sales, professional offices, with shared parking. The back of the commercial buildings along HWY 89 would have interior entrances and parking. Jennie asked for more detail on who would occupy. Developer further explained that he didn't know who would do the actually purchasing of the shops. Jennie reiterated the code by saying commercial zoning is designed for heavy retail and not trade shops or such. The developer is not looking for restaurants. He is not opposed to retail but the current parking would not support all retail. Chad explained the network they work with are more small businesses designed for more of an office and not manufacturing. They have seen an interest in showrooms with stock storage area. Jennie asked for clarification on owning or selling all the units. Chad said that if they could find the right retail tenants and the HOA bylaws for this space, they are not opposed to keeping the frontage commercial units. The general concern from the city is the parking. The current calculation for parking looks low.

Jennie asked for clarification on drive-thru areas if a restaurant was proposed. Currently the developer is not opposed to building something to accommodate, but that is not their driving point for this area. They did find another access with the property along Highway 89 to the north side of the property. However, they prefer not to use it in order to keep the patrons entering and exiting in one direction creating a north and south flow.

They have discussed the northern access with the developer to the north who will be remodeling the existing bar that is currently located there. The developer will be taking the easement onto their property and allowing Chad to utilize the easement as a shared access. UDOT has already signed off on this. Grover asked about deliveries access and the possible traffic jam. The access would be a 60-foot right-of-way allowing for plenty of space for delivery trucks. Bill said all the city would need is a site plan, engineer approval before going to Planning Commission. Grover did ask for clean power lines to improve esthetics. Chad said he is determined to make this building and project look pleasing since this project would reflect on him as much as the city.

Developer said there is a higher probability that they will own the units fronting Highway 89 to keep control of the HOA. Justin clarified the meters are not to be seen by Highway 89 for a clean frontage look. There will not be any rear access or outdoor storage for any unit. Site plan review to be on agenda for Planning Commission October 13, if plans are submitted to the city by September 29.

4. Continuing Projects.