

**Project Management Meeting
Harrisville City Office
Thursday, December 10, 2020
9:00 a.m.**

Attendance:

Matt Robertson (City Engineer)
Glen Gammell (Public Works)
Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Chad Holbrook (Planning Commission Chair)
Grover Wilhelmsen (City Council)
Ryan Barker (North View Fire)

Visitors:

Dave Green
Jessica Prestwich
Jed McCormick

1. Discussion on site plan for Mountain View Office and Tradesman's Shops located at approximately 1185 N. Washington Blvd.

Dave Green asked about the landscaping plan on the northside, they are showing decorative gravel. Matt Robertson said they can follow the commercial zone guidelines for the site plan, but the house in the residential zone must be 20 ft away from the commercial zone. Dave Green said he has first option to buy that home, when the time is right, and he would then build the north building. Matt said that was originally showing but asked what the city would like to see. Discussion about allowing the building once the original residential home has been purchased and demolished.

Dave Green said he lives on the south side; he would like to move the swale over closer to the property line and do decorative gravel against the Lutheran Church and Zeppe's properties. Matt Robertson said the trees will not work on the south side because of the easement. Dave Green agreed because they would not have room to grow and he would like to do the gravel. Glen Gammell said the residential property will require more landscaping. Bill Morris said there is a limit to how much can be xeriscaped. Municipal Code 11.13.040 reads 15% xeriscape can be approved and the rest must be plant material. Dave Green said the 25% along the back side of the residential property should meet that code. Matt Robertson said this must conform to the code. The other main issue is the plat amendment. Dave Green said Reeves is working on this. Matt Robertson said the plat needs to be reviewed by the county surveyor; there are multiple owners that need to sign, including the city. The north side of the residential property cuts across the detention basin where the city will have to dedicate that over to Dave Green. Glen Gammell said the south piece where the road comes in, will there be a future road. Dave Green said Zeppe's is going to allow them to come through their parking lot so they do not have to access between buildings. Zeppe's is lining up their Washington access with the access across to the east. Zack Loveland asked about storm water detention. Dave Green said this water flows back to the city detention basin, from the swale into the wetlands. Glen Gammell said the wetlands will have to be checked so there will not be any water pooling before this goes into the canal, since this may increase flows. Matt Robertson said we need a diagram of where the water ways will extend and whether "rip rap" to extend to where the channel extends to the wetlands. The fabric used for the "rip rap" needs to be improved as well. This has been sized to allow this flow to come into the wetlands since they do not have their own basin. There are a few issues for maintenance and access back there. Glen Gammell asked if the "rip rap" will create a channel. Matt Robertson

said from their water ways into the backside to tie into the basin. Zack Loveland pointed out this is not far and should not be difficult to connect. Dave Green agreed to connect into that. Glen Gammell asked when he plans to begin. Dave Green said in the spring they will start with the extension on the existing building. They will submit building plans as they go. Glen Gammell asked about restroom facilities. Dave Green said the existing building already has two and both sewer and water will be run to each building. Matt Robertson said updated plans need to be sent to Bona Vista and North View Fire. Dave Green said this has already been done. Matt Robertson said to note there is a stipulation on the front property that rezone must occur before that building can be built and the plat amendment must be recorded before any building permits will be issued.

2. Discussion possible site plan for possible development of Milne Property located at approximately 1234 N Harrisville Rd.

Jessica Prestwich said there are no updates to the plans but she has questions regarding the irrigation ditch along Highway 89 and need to be piped. She asked if this must be piped or can it be fenced off. Matt Robertson said it depends on where the pipes are on the site. There is sidewalk along Highway 89 and this should not be an open ditch for safety. Irrigation turnouts need to be piped throughout the subdivision. They can be maintained from manhole access.

Jessica Prestwich said this is a large amount to pipe; does the city have any means to help pay. Matt Robertson said anything that is on the existing site they are looking to develop must be addressed. He said the shareholders are not likely to agree to pay for this since the existing ditch works to service their water. Jessica Prestwich said they could leave this as an open ditch. Matt Robertson said that would require space for access and a road, and that is not feasible.

Bill Morris outlined the code 12.04.030(12) which states ditches and canals must be piped.

Matt Robertson said he has not seen the new concept plan; are they tying into 325 West. Jessica Prestwich said they will tie into the existing subdivision on the south. Matt Robertson said the developer engineer needs to review the code requirements for preliminary approval; engineering drawings are required.

Zack Loveland asked about the storm water detention; the original plan shows this in the southwest corner, which is the lowest spot onsite but does not have an area to discharge, the closest drain is on 325 West. Jessica Prestwich said she will follow up on that.

3. Discussion possible site plan for possible development of parcels 17-064-0022 and 17-064-0027 located at approximately 2200 N. 500 W.

Jed McCormick asked about the new road standard being considered to possible implement this in his development. Matt Robertson asked if this was the development north of Orion Jr. High.

Bill Morris said that development is already zoned R-3 and will be grandfathered to those standards. Matt Robertson asked if the concept plan is the same. Jed McCormick said the road detail was reduced down to 50 feet with 38 feet of asphalt. Matt Robertson said the lowest road standard is a 52 foot right of way. Bill Morris outlined the proposed area and potential access roads which creates plenty of ingress and egress. The road standard has been the issue. Matt Robertson explained he sent over alternate street sections that they could use. Jed McCormick said this was redrawn with a 50 foot right of way. Matt Robertson said he has not seen that concept plan. Bill Morris said the park strip was eliminated. Matt Robertson this is not a cross section he sent but he is willing to look at this. There is a 2-foot-wide curb and gutter standard, but type "B" is a 2.5 foot wide, with 6-foot minimum width for sidewalk with no park strip.

There must be consideration for snow and ADA requirements. Driveways must transition to 7 feet for ADA, not 4 feet right up against back of curb. Matt Robertson said he will check through emails to make sure he is being consistent with what was said earlier. He reviewed cross sections that are allowed which include the 52 feet right of way with narrower asphalt, 6-foot sidewalk that abuts the backside of curb. He also reviewed the 55 foot right of way. Bill Morris said he is okay with the sidewalk being back of curb. Matt Robertson said the driveway approach must be 7 feet. He asked Jed McCormick to have his engineer send new plans.

Ryan Barker, North View Fire, said he does not see any issues. Matt Robertson said there is plenty of access. Zack Loveland outlined the storm water basins in the area. There is currently a basin on the southwest corner, instead of building a new basin, they could possibly expand the current basin, or even turn the current basin into a buildable lot and make a larger basin in the new subdivision so the city only has one basin to maintain. Matt Robertson said he is okay with that as well; there is no sense in having two basins in the same area. Jed McCormick said they can recalculate the drainage. Bill Morris said the concept plan needs to include a playground and open space area. He said there will be no zoning change requirement so they need to figure out the road standard. He asked if these will be sold as individual units or condominiumized with an HOA. If they are all rentals, they need to do a site plan, otherwise they must be marked as units to be sold separately. Jed McCormick said he has Pineview water, he asked if these are condos, can he transfer the water somewhere else. Staff said he will have to check with Bona Vista on their culinary requirements.

Matt Robertson asked if the R-3 zoning requires 30% open space. Bill Morris said the zoning standards will have to be checked. Jed McCormick said the old concept plan created a snow plowing issue. Glen Gammell asked if these will be public or private streets. Bill Morris said the roads will be public and must meet the minimum standards. He also pointed out off-street parking for visitors needs to be addressed as well. Chad Holbrook asked what type of housing and how many. Jed McCormick said potentially 115 townhouse units. Bill Morris gave a brief overview of the history on this project. Matt Robertson asked if Jed is using the same engineer. Jed McCormick said yes.

Glen Gammell asked if Jed is considering any type of development on 2000 North. Jed McCormick said he is thinking of something under the new ordinance. Bill Morris suggested some patio homes or something like that.