

Project Management Meeting Minutes

Harrisville City Office

Thursday, April 19, 2018

9:00 a.m.

Attendance:

Matthew Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Bill Morris (City Administrator)
Blake Carlin (Bona Vista Water)
Sean Lambert (Public Works Director)
Grover Wilhelmsen (City Council)

Visitors:

Russ Wahlen
John Barker
Jed McCormick
Jeff Pearce
Bonnie Wahlen
Chriss Schlage

- 1) Meet with Norm about annexing property located at 1597 N Washington Blvd into Harrisville City.
 - a. Norm would like to annex into Harrisville instead of North Ogden. The property that Norm is wanting to annex is not on the border of Harrisville, therefore any property located south of his property would also need to be incorporated into Harrisville. Harrisville City would need to update their annexation plan. There are no issues with connection to Bona Vista. If Norm wants to develop his property, he would need more water shares from Pineview. However, if he just wants to annex his existing home, he already has a connection with Pineview. North Ogden can choose to protest the annexation since Norm's property and the other properties that are south of his are in North Ogden's annexation plan. Bill states that norm will need to get the other property owners on board and come in and fill out an application to annex all properties into Harrisville. Norm can meet with the City Recorder to start the process.

- 2) Meet with John Barker about developing land located at 390 W North Street.
 - a. John Barker is interested in a property behind the DI that is zoned A1. John would like to develop on 15,000 square foot lots. Bill Morris states that according to the City ordinances, John can create a cluster subdivision in an A1 zone and have 15,000 square foot lots. There is no secondary water access to the property. The property owner will have to own water shares. John would also need to build a retention pond and have an HOA maintain open space on the property. A plan review fee with Bona Vista will be required. Any roads would need to be built according to City standard. The City would like the HOA do snow removal. Bill states that John's plan will most likely and he will need to come back to the next project management meeting. John will also need to meet with Ogden about using their street.

- 3) Meet with Martha Turner about developing land located at 751 W 4250 N.
 - a. Not present.

- 4) Review plans for 1100 N Construction and Greenwood Charter School development agreement.
 - a. After reviewing the development agreement, the City would like to close the access off HWY 89. The City would need to buy the portion of the Wahlen's property in order to build the rest of 1100 N. When Wahlen's property was established, the zoning was changed to RE-15. Mr. Wahlen was hoping his property would be considered in the RE-10 zone instead. Mr. Wahlen would like to develop his property and create a cluster subdivision with patio homes. Bill states that Mr. Wahlen would need to fill out an application with Laurence Boswell, and get his property rezoned through planning commission and City Council. Mr. Wahlen is also invited to come back to project management with plans. The City is responsible to put in the rest of 1100 N. The Greenwood Charter School is responsible to connect to 1100 N. The development agreement states that the school needs to actively pursue access to 1100 N, but it doesn't state they have to pay for it. The City will attempt to get a hold of the school and see if they can come to project management next month.

5) Review the General Plan

- a. Matthew will work with Rural Community about getting the missing maps for the general plan.

6) Jed McCormick

- a. Jed wants to develop property in an R-3 zone. Bill states that we do not allow private roads in the City. We require 60 foot right of ways. There are some stubbed streets that Jed does not want to connect to on the property. Bona Vista says that it would be essential to connect to the stubbed roads in order to have more water flow. In order to accommodate a subdivision, there is an existing pond with the majestic subdivision, but it will need to be expanded or another, separate, pond would need to be constructed. According to the R-3 ordinance, 40% of the property needs to be open space. Sean states that it would be easier if they had private roads. Bill states that the City has had issues with other neighborhoods and private roads. Grover asks about parking. There are double garages and single garages in the units. There is also visitor parking. Bill states that if they want to change the road standards, they will need to talk to the City Council about it. In order to get this subdivision passed, it would be best if the developer abides by the R-3 ordinance, including no private roads. There is a water and sewer main that the developer will want to be aware of. Grover also brought up potential traffic flow issues.

Adjourned at 10:15 a.m.

Laurence Boswell, Land Use Coordinator