



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

- Present:** Matt Robinson, City Engineer, Justin Shinsel, City Engineer, Michelle Tait, Mayor, Jennie Knight, City Recorder, Bill Morris, City Administrator, Cynthia Benson, Deputy City Recorder, Chad Holbrook, Planning Commission Chair, Brady Hansen, Bona Vista, Ryan Barker, NorthView Fire.
- Visitors:** Craig North, Doug Palermo, Eric Langevardt, Gerald Shephard, Cory Bardinner.

1. Discussion on proposed cluster development of parcel 11-378-0001 located at approximately 863 N Harrisville Rd. – Craig North

Craig North presented a new concept plan for the Stephenson property. They removed all the lots from the flood plain and redrew the road access. The existing structures on the property will be removed. He added a 56'+ stub road on the south end as recommended by city staff. Bill Morris said Craig North would possibly qualify for a variance because of the flood plain and the road length for the cul-de-sac is longer than what is allowed in city code. Justin Shinsel stated that it may be possible to have a 55' right-a-way. He would get with the engineer to verify. Bill Morris added that the road angle looks odd. Craig North said that he can tweak this because he needs to get with his engineer. Justin Shinsel outlined where the city would like to see the stub road so the southern lots would not be land locked. The new location of the stub would allow for future connections if someone mitigated the flood plan. Justin Shinsel said this will also help with future water issues and snow plowing. Craig North said the next major hurdle to address is the water. Craig North asked about obtaining a variance and the process. Bill Morris suggested not to go that route if possible. Justin Shinsel said that if he could fix the stub road as drawn. Jennie Knight mentioned less than 50% of the subdivision would be developed as a cluster subdivision with the remaining being dedicated to the city as open space. This would be an approved use. There will be 20 lots in the subdivision with this new concept. No rezone would be required under the cluster subdivision ordinance.

Matt Robertson brought up that the lots on the Stephenson property are already a recorded subdivision known as the Hart Subdivision. Bill Morris said that would need to be vacated and replatted with the recording. The plat was brought up and reviewed. Lots #3 of the Hart Subdivision would have to be vacated. The county surveyor would have to be consulted on what they would like see happen with this. Craig North would need to get with AECOM for digital files of the flood plain. Bill Morris asked what he wanted to do, if he wished to go for a variance, it would stand alone. Craig North confirmed he would. Bill Morris said that the concept he has will work with the new concept of the road. Review of the sewer system was discussed. Justin Shinsel said that all the houses would be restricted to no basements. The area would have to be regraded and raised to meet standards. Justin Shinsel showed Craig North where each sewer line was on the property with discussion about how to make the tie in. It may be possible for Craig North to tie into the

sewer trunk on the property. He would need to provide a will serve from Central Weber Sewer. Discussion was given on how deep Central Weber trunk is. Matt Robertson referenced the GIS map showing the city line is 69.86” feet deep. Brady Hansen, from Bona Vista, spoke up about the water. There is a 6” line that goes down to an existing fire hydrant but he would most likely have to go back to North Harrisville Road to obtain water on the 10” line there. Bill Morris said that more discussion to address engineering issues if he could get his variance. Brady Hansen said he would have to lay a bit more footage in order to get his flows. Craig North would get the application for the variance into Jennie Knight so she could schedule a variance hearing in January.

2. Discussion on concept site plan for parcel 11-019-0007 located at approximately 1791 N Highway 89 (West Highway 89 Commercial Project) – Ben Lomond Development (Doug Palermo)

Doug Palermo and Eric Langevardt presented a plan for a commercial project on the west side of HWY 89. They presented a concept plan with connection into the future municipal complex. Justin Shinsel said that the prior concept has been revamped since the city is adding the public works building to this area as well. Eric Langevardt continued to describe the possible uses of the concept shown which includes connecting roads and possible uses of other commercial buildings along HWY 89. They wished to show a connection in design between what the Ben Lomond project looked like and the new concept. He continued with showing what kind of commercial businesses they are anticipating would fit in this area as viable/potential uses. Eric Langevardt presented a potential issue with a neighboring property that will need to be addressed. There is a small parcel that will be landlocked with both developments. Jennie Knight said she liked the concept presented and how the entrances line up. She also said that NorthView Fire has expressed interest in a future development of a sub-station in Harrisville. Matt Robertson pulled up the concept for the new city municipal center that would tie into Mr. Palermo’s parcel adjacent to the property. Discussion occurred on how the city municipal complex and Doug Palermo’s project tie into each other. Along with the intention of the ponds and other accesses on the property. City will meet with HHI to discuss access into both parcels. Justin Shinsel mentioned that with his talk with UDOT they want a stoplight on HWY 89. It was agreed that both parties will proceed with the concept plans of the developments. The zoning will need to be changed to commercial as the first step. Public hearing and zoning change will be placed on February 2022 agenda.

3. Discussion on 750 West Municipal Complex located at approximately 1770 N 750 West and other city owned properties. – Justin Shinsel

Discussion occurred with the city staff about the details of the Municipal complex. Matt Robertson remarked to meet state standards that the decant basin needs to be on a hard surface. Once it is dried out the matter can be hauled off. Matt Robertson said Pleasant View is considering providing a decant basin service and UDOT is also looking for a new decant facility up north. Matt Robertson said that we need to have somewhere in the city to dump the material. Justin Shinsel expressed concerned with the salt location that close to the detention basin. He is thinking of flipping it and to make a larger area for the salt shed. Matt Robertson and Justin Shinsel agreed that having the Public Works at the new site would make the facility more accessible. Bill Morris said that the city council needs to give their approval before this goes to planning commission for site plan approval. A presentation will be made to the council in January with the property sale discussion.

4. Discussion on Parcel 11-033-0013 – 766 N Harrisville Road – Gerald Shepard

Gerald Shepard presented a plan for an auto service center with classic car shop and personal residence. He is proposing a decent parking area in the front with office spaces behind with small retail spaces along the east. The back half would be private residential. His desire is to do a mixed-use. He showed his concept plans to the city staff. Jennie Knight said this project would be classified as the Commercial Mixed-Use. If he were to create a subdivision, he would need to have at least 55' right-a-way. He would screen the back half of the property or the current A-1 zone of the property. The conceptual idea is personal single-family residence and not apartments or high rises. He indicated he will bring in contributions to the city. He is not asking for a rezone at this moment. His concept only includes the commercial part of the parcel. The zoning on the property was discussed and looked at. Gerald Shepard said that his business is for car dealership/collision center. He knows he would have a conditional use permit on a couple of the businesses he is thinking of having in the commercial area. His current work includes autobody, not basic auto maintenance like oil changes and such. His wife would have a design shop in the front along with other retail businesses. Further back on the road would be a collision center and shops. Jennie Knight reviewed what would be required and what he would need to do with a Mixed-Use zone if and when he decided to move forward with the rezone to follow the master plan. All utilities are currently stubbed to the property. Gerald Shepard asked about the power poles in the middle of the property. Justin Shinsel said that he would have to contact Rocky Mountain power to know what they would wish to happen to these. Gerald Shepard said he would clean up and re-level the property.

5. Continuing Projects.

Municipal Complex: The concept plan was brought up and discussed on what would be included in and around the building. Justin Shinsel asked that the detention pond needs to be widened to include a berm in the middle for the decant basin/system. Matt Robertson reviewed state regulations with the decant basin and how it would need to work in order to process the material collection. Matt Robertson said that Pleasant View is working on the possibility of building a decant facility. They would have a dump fee for the use of the facility. UDOT is also looking at having a facility and is interested in partnering with Pleasant View to help cover the costs. Matt Robertson suggested we could possibly participate with them so we did not have to make certain we had our own facility. Justin Shinsel discussed where the buildings would lay since he was worried about how close the salt building would be to the detention basin. He is also looking at the bays and what to include such as a sand bay. Jennie Knight mentioned that the public notice for the sale of the Public Works property has been posted and is scheduled for January. Site plan concept could be presented to the Planning Commission in January. Clarification was made on whether or not the city wished to wait on the engineering. Justin Shinsel said he wants to push forward on this project so the city is not caught without a city shop when the time comes. Bill Morris asked for three (3) bids for an architect on the whole project as a design/build. Justin Shinsel suggested the same engineer design the entirety of the project to benefit the whole city and not just Public Works. Discussion occurred with Brady Hansen on water flow. Justin Shinsel suggested a loop system. Discussion on how the infrastructure would connect into the Ben Lomond Project. He also wants to make certain we have fire safety as well. Discussion of where the fire hydrants needed to be and how the fire flow on the property would need to be with Ryan Barker and Brady Hansen. Further discussion of the outside amenities took place along with where the police access

would be and where the administration department would be. Jennie Knight also mentioned having a council chamber that would open into the recreation area for overflow. The property sale is on the agenda for City Council in January. If they give approval, then the site plan approval for Public Works building will go before the Planning Commission in February. Position and options with the ditch were discussed.

Property off 700 North: Justin Shinsel clarified that they wish to make the property paper subdivision ready. Bill Morris asked Matt Robertson to do the subdivision plat. Bill Morris said they would have the surplus in January and sale in February. The plat was brought up and discussed on what the city portion would be and what would be brought into the new subdivision. The long strip to the north would be kept as a city easement for utility access and future trail system. There is also a small triangle parcel on the west end of the strip that the city would improve to help prevent speeding and such with curb, gutter, and sidewalk. Matt Robertson brought up the Harrisville Retail Subdivision plat. Lot #10 would have to be vacated before the subdivision could be designed and zoned residential. This parcel needs to be removed from the general plan as a potential retail. All agreed these parcels need to stay residential.

Public Works Property: Scott Smoot is aware of the selling of the Public Works building and is working on the delineation of the wetlands on the parcel. He is submitting the plans to UDOT on how the road will connect through the project from Washington Blvd to verify approval. Turns out to be about ½ acre that will need to be mitigated as wetlands. Alternations will be made to the stream to tie into the wetland area.