

Project Management Meeting Minutes

Harrisville City Office

Thursday, March 14, 2019

9:00 a.m.

Attendance:

Matthew Robertson (Engineer)
Laurence Boswell (Land Use Coordinator)
Blake Carlin (Bona Vista Water)
Sean Lambert (Public Works)
Ryan Barker (Northview Fire)
Grover Wilhelmsen (City Council)
Chad Holbrook (Planning Commission)

Visitors:

Eric Thomas
Rick Scadden
Chad Garner
Sarah Heilig
Ryan Johnson
Ashley Reedy

- 1) Meet with Rick about Ben Lomond Development. (Eric Thomas was present)
 - a. Rick Scadden and Eric Thomas are both investors currently under contract with the Bend Lomond Golf Course. They are a part of the group called Ben Lomond Development LLC. Rick Scadden and Eric Thomas presented some of their ideas, including residential and commercial elements that will be part of the golf course development. Rick Scadden and Eric Thomas are waiting for geo tech reports and traffic studies. Rick Scadden and Eric Thomas plan on providing an initial site plan in 60 days and have a rough draft of a master development agreement with a phasing schedule.
 - b. Rick Scadden talked about getting approval from UDOT to put a street light off of HWY 89. Matthew Robertson mentioned that in the master plan, the City plans on putting a new City office off 750 W. The City would like to get access off HWY 89 and connect with the proposed street light that Ben Lomond Development LLC would like to put in off HWY 89.
 - c. Doug Larsen stated that the City will be holding a community engagement event April 10th, 2019. Doug invited Rick Scadden and Eric Thomas to attend. The meeting will focus on key areas of the City and their development, including the golf course. Doug Larsen also mentioned that a development agreement will be an important part in this process, to allow the developer to make money and the City to be protected.
 - d. Chad Holbrook asked about the 100 year and 150 year flood plain. Matthew Robertson stated that FEMA is in the middle of updating their flood plain map. The latest map shows a flood plain all through the golf course. The City is hoping to get that changed.
 - e. Rick Scadden asked about access through the park on the north end of the property. Matthew Robertson said the City could potentially allow access if they move the detention basin.

- f. Chad Holbrook suggested having commercial, residential, and open space be incorporated as part of the development of the golf course. Eric Thomas stated that he would like to see commercial off of HWY 89 and then a mix of residential housing through the property. This would include transitional zoning and building from low to high density housing. Rick Scadden mentioned putting in some townhomes, but mostly focusing on developing 8,000 square foot lots. Doug Larsen stated that the City will want to restrict the height of the buildings in order to preserve the view of the mountains.
 - g. Ryan Barker mentioned that the fire department's biggest concern is access. Doug Larsen stated that the City can work with the County and HWY 89 in order to get access.
 - h. Blake Carlin asked about the water shares. Sean Lambert suggested that Rick Scadden and Eric Thomas look on the state website to the water rights and divisions for the golf course. Matthew Robertson stated that the City prefers that the development use Pineview for secondary water.
- 2) Meet with Dave Green about Brook Meadows Lot 49.
- a. Dave needs to get a variance for this lot since the setbacks do not fit within the Harrisville City standards. The only issue is the easement. Matthew Robertson suggested moving the easement five (5) feet to the north so that half of it is on the commercial property. If the ditch is piped, Dave might need to move it to the north onto the commercial property.