



## **Project Management Meeting**

Harrisville City Office

Thursday, October 13, 2022 – 9:00 a.m.

**Present:** Michelle Tait, Mayor, Jennie Knight, City Administrator, Matt Robertson, City Engineer, Justin Shinsel, Public Works, Maria Devereux, City Recorder, Cynthia Benson, Deputy City Recorder, Ryan Barker, Fire Marshal, Doug Jeppesen, Pineview, Brady Hansen, Bona Vista.

**Visitors:** Darrin Perkes, John Macedone, Anita Macedone, Ben Anderson, Dan Fechner.

Jennie Knight, City Administrator, called the meeting to order and introduced everyone. Chad Holbrook, Planning Commission Chair was excused.

### **1. Preliminary review for Ben Lomond Views Phase 2D subdivision application located at approximately 1800 N Highway 89 – (Dan Fechner from LEI)**

Jennie Knight, City Administrator, began with staff concerns of the proposed Ben Lomond Phase 2D subdivision application. The concern is for the accesses onto 2000 North along with the fire regulations since there is only one connection stemming from 2000 North. Ryan Barker, Fire Marshal, said the connections to Ben Lomond Drive are muted since there are multiple access points onto this main road. The decision was made by the committee to have Phase 2A installed before Phase 2D can be started eliminating access concerns. Staff will review number of units per the MDA for this phase. Changes to the open space will need to be reviewed with MDA to verify the percentage stays the same as what was agreed upon. Staff to review where the flood plain will intercept with the housing concept presented for this phase prior to accepting for preliminary view. Jennie Knight anticipates preliminary approval for Phase 2D while holding off on moving forward with Phase 2A due to the UDOT approval stalled. Concern from the Fire Marshall is to verify where everything is installed since it is not clear on the plans presented. Dan Fechner asked about the water review and what the status was. Brady Hansen answered saying the plans are currently under review with Bona Vista. Their concern is with 2000 North. They are verifying what connections are present and if the model would support the development. Staff to complete a full preliminary review and tentatively schedule the preliminary approval for the November 9, 2022 Planning Commission meeting.

### **2. Review proposed amendment for a commercial site plan located at 224 W North Street, Harrisville Cannery – (Apex Design Group – Ben Andersen)**

Jennie Knight reviewed the proposed project to build a canopy in the northwest corner of the cannery. The project management committee continued with the review for approval to amend prior approved site plan since the sq footage of the additional building is under the 1500 sq foot allotment by city code HCMC §11.22.030 (5). Ben Andersen was asked by Jennie Knight to review the project for the committee. He said they are building a 1222 sq ft canopy with a slopping roof to house the pallets currently being stored outside. The canopy would be placed on an existing gravel surface. There were concerns by Justin Shinsel, Public Works Director, over the storm drain and/or catch basin. Ben Andersen said the intention is to free flow the water from the canopy into the already existing storm basin system. Justin Shinsel expressed his concern about the adage of

an additional ERU to the storm water. This is due to the canopy removing some of the permeable surface available for the storm water. Justin Shinsel will the ERU's after the project is completed. The Project Management Committee agreed there are no other areas of concern. Jennie Knight reviewed the process to verify there were no other conflicts with the planning side. Since no further concerns were found, the committee approved for the project to move forward and submit a building permit application.

### **3. Preliminary review for proposed commercial site plan located at 566 North Wall Avenue – (Dominion Engineering – Darrin Perkes)**

Jennie Knight asked Darrin Perkes from Dominion Engineering to review project for the committee. Darrin Perkes said he is looking at this location for a potential McDonald's. The first process for him is to answer multiple questions ahead of time for McDonald's Corporate. The proposed site plan concept is the preferred design from McDonald's, but can be modified if needed. He wishes feedback from the committee to see if the concept works or if the constraints he has found while reviewing the city code and the site are the same. Darrin Perkes said the layout presented is fairly typical for a McDonald's layout.

Jennie Knight reviewed the planning requirements for the project and the location. The location is already zoned commercial and a McDonald's would be an allowed use. There would need to be a UDOT access permit for both Wall Ave and Harrisville Road because they are maintained by them. The lot size meets the appropriate size for this development. However, the property lot lines are not showing on the site plan. The City prefers all lot lines to show on the site plan which require a lot line adjustment to be completed with all parcels being utilized. This will need to be recorded at the county with one parcel number by the property owner before moving forward with site plan approval.

Darrin Perkes asked about the setback requirements for this type of development. Jennie Knight referred him to HCMC §11.13.020 – Building Requirements and HCMC §11.13.040 – Landscape Requirements. Darrin Perkes asked about signage requirements and how the city would like to see them since the frontage for the development is on Wall Ave. However, there is potential for an additional sign on Harrisville Road. Jennie Knight reviewed HCMC §11.23 as well as the aforementioned codes to answer his questions since McDonald's would prefer the two signs. Staff decided to review this at a later date in order for them to have more time to review the city code on the matter.

Darrin Perkes asked what the existing easements on the property since he has seen something being repaired and/or installed on the property. Justin Shinsel began by saying the work on the property was due to a repair. The civil drawings for the storm drain and utilities were reviewed. Sewer, Storm Water, Water were all are found within the parcels for the development. Harrisville owns the sewer and storm water. Bona Vista owns the culinary water. The City would not be opposed to having the city utilities moved, nor would Bona Vista. However, further discussion would need to occur as to what that will look like. Brady Hansen brought up his plans of the area and found an 8" water line and a fire line off Harrisville Road connected to the property. There was discussion of where the lines were and if they were private. Matt Robertson said to move the utilities a review of the elevations and engineering would need to occur. Currently the elevation for the property is lower than the roads on either side. If the utilities were rerouted then a new easement would need to be set in place with the utilities landing in the right-of-way. Darrin Perkes wondered if the

utilities were rerouted would there be any issues with the tie in for the new services. Justin Shinsel answered, as long as everything meets standards, there would not be a problem. Matt Robertson mentioned accounting for detention of storm water. This led into a discussion on having an underground containment. Justin Shinsel replied with underground containment would need to be verified through the GEOTech reports and elevations of the property before answering fully. Matt Robertson said underground retention does not work well in Harrisville due to the soil does not perk. If underwater containment is utilized it would need to be two feet above ground water. He suggested looking at landscaping to be utilized for detention instead.

Darrin Perkes asked about the flood plain designation on the property. Matt Robertson answered a LOMAR process will need to be gone through since the proposed development will be built on the flood plain. City code does not allow for this. As far as Matt Robertson is aware, there is no new study for this area by FEMA.

Darrin Perkes asked about the impact fees and who to ask for those. Jennie Knight said to ask her for them. Justin Shinsel said he would have to look over the plans to know what the impact fees would be for commercial since they are calculated differently.

Darrin Perkes asked about pressured irrigation and if it is available on the property. Brady Hansen said there are no permits given for outdoor water use. Jennie Knight said the city is counting the detention landscaping as part of the landscape requirements. There is an option with xeriscape with drought resistant shrubbery available. There might be an exception granted through Bona Vista after meeting the city requirements for outdoor watering with minimal use. There is no Pineview secondary water available.

Darrin Perkes asked about the accesses. Matt Robertson reviewed requirements from UDOT for the accesses proposed. The accesses will be a new access for commercial since the prior accesses have been residential. Brady Hansen mentioned all the prior residential meters will need to be disconnected at the main for any type of development on these parcels.

#### **4. Review of architectural design standards for commercial site plan located at 1569 N 750 W – (John and Anita Macedone)**

Anita Macedone reviewed the reason for appearing is because the coloring for the siding on her husband's commercial building needs to be replaced due to an accident damaging part of the metal siding. Anita Macedone said due to supply issues, they were forced to change the color and type of metal siding being used. The asked for an exception. Jennie Knight explained if the committee denied the exception at Project Management due to code enforcement, the next step would be for them to go through a variance hearing for approval. At this hearing they would need to explain the hardships and why they are asking for the variance. After a lengthy discussion on the color, Jennie Knight said if the Macedone's could prove the color they chose was an earth tone color, and meets the city code requirements, the committee would approve the use of the blue color for the exterior siding. The color used was ocean blue number #35. Building is completely resided at this point.

#### **5. Preliminary review for proposed commercial site plan for Butters Construction located at 766 N Harrisville Road – (Kevin Butters)**

Tabled due to lack of attendance by applicant.

## **6. Review of proposed cluster development located at approximately 863 North Harrisville Road, Harrisville Fields – (Craig North)**

Review of Craig North's newest concept occurred. There are a few more houses added which were not on other concepts. The variance was reviewed for the cul-de-sac. The variance allowed for twenty homes. There are less than twenty shown on the new concept. Fire Marshal reviewed purposed turn around for compliance and found it acceptable. Flood plain was reviewed again for base elevations and accuracy. Staff to review the engineering to verify FEMA and city requirements are being met.

Jennie Knight reviewed density to verify it met with density requirements. HCMC §11.16.050 – Bonus Density. The percentage now is 41% with addition of new homes. He needs to maintain the 50% in order to have the bonus densities applied to his project. Staff requested Craig North to review what bonus density items would apply to his project. Open space is currently shown as fifteen (15) acres. Staff to review to see what the total bonus density would be for the entire project. Craig North asked what he would be required to do with the donated fifteen (15) acres. Staff agreed further discussion needed to occur before final.

Craig North reviewed the water stubs and how to design with Brady Hansen. Brady Hansen said the entire main road would need to be built in order to make the water lines work within the subdivision.

Matt Robertson asked for follow-up with Ogden City on the utility connections from 400 North. Craig North said he has been having trouble getting Ogden to respond. City Attorney sending a template to Ogden to recreate the utility agreement between the cities.

Committee told Craig North to send in full preliminary set of drawings to City, Bona Vista, etc, for the preliminary review process to begin. If review is completed on time, his project would be placed on the November 9, 2022 Planning Commission Meeting agenda.

## **7. Continuing Projects.**

Meeting adjourned at 10:20 AM.