

**Project Management Meeting
Harrisville City Office
Thursday, March 11, 2021
9:00 a.m.**

Attendance:

Matt Robertson (City Engineer)
Glen Gammell (Public Works)
Zack Loveland (Storm Water)
Jennie Knight (City Recorder)
Chad Holbrook (Planning Commission)
Michelle Tait (Mayor)
Ryan Barker (North View Fire)
Matt Fox (Bona Vista)

Visitors:

John W. Hansen
Geneva Blanchard
Andy Hubbard
Jake Thompson
Brent Thompson
Jake Rhees
Marvin Farrell
Pat Burns
Aaron Field
J Weaver
Aaron Thornock

1. Discussion on possible site plan for property located at 1350 N. Washington, Parcel 11-016-0020. -Scott Smoot

This item was postponed until a later meeting.

2. Discussion on possible annexation and development of parcel 11-068-0104. – Geneva Blanchard

Geneva Blanchard introduced this proposed development which will be split between Harrisville and North Ogden. They would like to apply for annexation and zoning at the same time. Secondary water is available with appropriate water shares. Discussion was given on the appropriate culinary water provided. Andy Hubbard said lot 1 will likely be turned into storm water detention. Discussion was given on whether to have the city boundary in the middle of the road for sewer and other utility services. Harrisville bills through Bona Vista for utilities so all lots serviced by North Ogden need to address the utility billing. Discussion on whether North Ogden would prefer for Harrisville to service additional lots for utility access. Harrisville is okay with center of the road annexation but Matt Robertson said having one side of the road as the boundary gives clearer maintenance options. Glen Gammell pointed out the current detention basin location. Zack Loveland outlined where the creek runs through. Andy Hubbard said they will have their own basin. Matt Robertson said that is fine because they should detain what is on their own side, and release at the appropriate rate. Bill Morris gave the okay to prepare the annexation plat and turn that into staff. Andy Hubbard asked if the city is okay with one stub. Glen Gammell said there are already two stubs that would access this property. Geneva Blanchard asked about basement regulations. Matt Robertson said geo tech studies are required to determine the lowest floor elevation for each lot. The current standard is one foot below the top back of curb. Lots will be listed as special restricted lots but can have basements if the lowest floor elevation is identified with a geo tech study. Matt Robertson clarified past standards have been updated and sump pumps draining into the roadway are no longer allowed. They would need to install a gravity fed land drain that would release into the right of way. Geneva Blanchard asked if 10,000 is the smallest lot size in Harrisville. Bill Morris confirmed yes, this is

the smallest density residential lot size. North View Fire said they see no issues and it would be nice if they provide hydrants closer to the intersections. Applicant will come back with the annexation plat for the next review.

3. Discussion on possible development of Parcels 17-064-0033 and 17-120-0019. – Jake Thompson

Jake Thompson said they are open to comments on what the city is looking for. They have considered a live here, work here concept for this area. Bill Morris asked if this includes office space on the bottom level, which is what the city tried to convince the previous applicant to consider. Jake Thompson said he understands a new ordinance was passed through Council on Tuesday; this concept plan should meet the new standard. With the frontages being live there, work there in a store front fashion and the upper space the living area. Bill Morris said this needs to be called out on the map. The process is a legislative function rather than an administrative function. Legislative function passes a law that designates a lower standard of review which makes it more difficult for developers to sue the city. The issue here is if residents do not like the plan, they can file a referendum and put the issue on the ballot for the election, which would hold up the process. With administrative functions, if they meet the current city standards, they will get approval. Matt Robertson said this gives the city flexibility to work with developers on these projects. Jake Thompson said they would like to work with the city to see what will work. Bill Morris informed the developer the golf course development is an average of 6 units per acre with no more than 4 units per building. This concept plan includes commercial in the front which is new. Mayor Tait said this piece of property is unique and she feels like planning commission will entertain the negotiations. Jake Thompson said he is a developer/builder and they are open to what the city wants. Bill Morris said they need to break up the units to not more than four. Chad Holbrook said the golf course includes 23% open space as well. Zack Loveland pointed out there is a basin to the east which they can enlarge if they would like. Matt Robertson said the concept needs to identify access points; if they intend to access onto 2150, he prefers they line up with 700 North. Discussion about realigning the road and possible modification of the basin. Bill Morris said the basin could be included as more open space if turned into a community amenity as a negotiation point. He also pointed out they need guest parking included as well. Matt Robertson said with the proximity to 2000 North, the access needs to be as far east as possible with a median for right turn only onto 2000 North. Glen Gammell asked what their plan is to address the creek running through the property. Bill Morris suggested leaving this and building around, rather than obtaining a stream alteration permit. Zack Loveland said there is not a lot of water in six-mile but it does run all year. Bill Morris said they can put together a packet and see how this is received. Jake Thompson again asked what the city would like to see there. Bill Morris said they city would like commercial with no housing. Jake Thompson said with Covid, among other things, commercial has changed. These units will be two levels. Mayor Tait asked what type of work people do in these work/live options. Jake Thompson said they see hair and nail salons, and online work mostly. Bill Morris said he has seen small insurance offices as well. Jake Thompson said they have had this concept idea for awhile but they are often more expensive to build, but now with Covid, they are becoming more popular.

4. Discussion on possible building lot Parcel 11-021-0027 located at 480 West Chugg Lane. – Jake Rhees.

Jake Rhees said he is buying this lot to put a house on but there has been an issue with providing power. He is inquiring whether this is a 60-foot right of way. The power company said they would have to install another power pole in the right of way and attached the power overhead. The current pole is only 10 feet from the house on the south property. Matt Robertson displayed the plat showing the 60-foot right of way. Bill Morris asked if this space really exists when the area was surveyed. Marvin Farrell said Mike Dalpias told him he had to give up some of the front area to accommodate the road width. Bill Morris said the entire 60-foot road would take out pastures and other area.

Jake Rhees said the other issue is the sewer line for the east property runs through the current lot. Bill Morris said this is a prescriptive easement for sewer, they will have to enter into negotiations to move the sewer onto the appropriate lot. Jake Rhees also said the property is not very deep and could they apply for a variance. Bill Morris said variances are for typographical issues, not self-imposed issues by creating an illegal lot. He referenced the state code, 10-9a-702, showing what has to be included to allow a variance with findings that are not man created. Jake Rhees said they would not allow that because of the size of the lot. Bill Morris said he could hire an attorney and bring a case against the appeal authority. Jake Rhees said the lot was surveyed in 2016.

Matt Robertson asked if they go south 60 feet from the property line, does that end up in the Dalpias' front property. Jake Rhees said the power poles are right in front of these homes. He said the power company would install a new pole or attached to the current pole with an easement. Matt Robertson said he would rather see them use an easement, rather than install another pole. Marvin Farrell said Mike Dalpias installed this pole when they ran the utilities, but it should have been closer to the road. Bill Morris said if the pole is within the 60-foot easement. Jake Rhees said they pole is likely on the Dalpias property. Bill Morris said this is doable but this some challenges.

Jake Rhees asked if he could address some issues with a subdivision, he is doing in North Ogden that connects to Harrisville. He said at previously at a meeting in North Ogden, Harrisville agreed to snow plow this cul de sac. Glen Gammell asked for clarification stating that would be an issue with maintaining asphalt. Bill Morris said if this was agreed to previously, he would have had to know about this and taken it to the city council for approval. Jake Rhees said he bought this project and was told the city did not want curb and gutter. Glen Gammell said the trail system has been an issue. Jake Rhees said the North Ogden Parks asked him to do a big square that could be used as a parking area. Glen Gammell pointed out the manholes are in the fields and not in the cul de sac. There is also a Central Weber Sewer trunk line through this area. His issues is, why would Harrisville take on the cost of ownership, what is in it for Harrisville. Jake Rhees asked if the city wanted a cul de sac. Bill Morris also asked why would we do that. Glen Gammell also asked if they obtained the appropriate stream alteration permits. Jake Rhees confirmed yes, they have a permit to do what they have done so far, that is why he is asking if this works. Zack Loveland pointed out this is an extra burden on an overworked staff. Matt Robertson said he is not sure why we would take this. Bill Morris asked why we would disturb this area and suggested leaving the wetlands. Jake Rhees said they can do this if Harrisville does not want the cul de sac. Matt Robertson said because this is a public works maintenance questions, we should defer to them. Discussion about whether the city should supply a letter not wanting to do this. Glen Gammell said this would cost the city money to maintain. Matt Robertson asked if the put the bridge in and suggested they bring the asphalt over to connect to

the trail rather than install a cul de sac. He asked if there was a trail agreement. Glen Gammell said ours was to widened the trail. Mayor Tait said the neighborhood would like the connecting path. Jake Rhees asked if Harrisville would continue to plow. Glen Gammell said not if we do not own this. Bill Morris said this could be deeded over to Harrisville. Matt Robertson said the path is unique. Jake Rhees said the Army Corp of Engineers suggested a wood path. He outlined where the path comes down to connect with the cul de sac and outlined where the path will go north. Bill Morris said the parcel could be added as open space through a boundary adjustment. Glen Gammell said there needs to be an edge to the path so we are not plowing through the swamp. Jake Rhees said they can do concrete or weed barrier. Discussion on type of path and wetland requirements. New rules for pathways must maintain wheelchair accessibility. Glen Gammell explained the issues with the previous path. Jake Rhees said they are waiting a year to do the paving.

Bill Morris asked about the separation of parcels with the houses. Jake Rhees said this is a sewer line. Bill Morris asked if Harrisville is mentioned in the dedication. Jake Rhees said this was incorrectly recorded. Bill Morris explained North Ogden would have to vacate this and deed the area over to Harrisville. Jake Rhees asked if the city wants the sewer line pulled over. Glen Gammell said that is a Central Weber Sewer line and they would have to get permission through the. This is the line that super charges and backs into homes. Glen Gammell said he would like to see what type of bridge they are putting in. Jake Rhees said this is an asphalt path, they are making a nice pathway. Bill Morris said this will be easier for the developer and staff. Zack Loveland expressed concern with taking on more work but looking in the future, this would be good. Mayor Tait said we are losing this type of space to let kids play, she likes this idea. Jake Rhees said there is a 6-foot curb cut into 1500 North.

5. Discussion possible development of Parcel 11-027-0023. – Pat Burns

Andy Hubbard said they are looking to update the cul de sac portion of Warren Hollow. They are amending both the Jennings Subdivision and the Jennings Subdivision 1st Amendment. Lots 3-4 will be absorbed into Warren Hollow, lots 1-2 will remain in the original Jennings subdivision, and lots 5-6 will be in the Jennings Subdivision 1st amendment. This will provide the temporary turn around area needed for the Warren Hollow Subdivision and the frontage needed to create two more lots out of the land in the Jennings' Subdivisions. Discussion was given about the water shared and ditch access. They have 38 water shares for the entire Jennings properties. They may want to have some properties with pressurized secondary and others who would like to continue with the water shares for irrigating. These lots could be eligible for pressurized secondary water through the Four-Mile district. Matt Robertson asked for the pressurized line to be run down the easement to 700 North. There is a 20-foot easement for utilities down Jennings Lane. If these lots were subdivided, they would have to meet the RE-15 standards of 15,000 square foot lots. Matt Robertson asked if there is any way the Thornock piece would tie in. Andy Hubbard said that will be the next discussion, but they do not intend to tie that in. Matt Robertson said from an engineering perspective, they like connections. Glen Gammell also pointed out we like to avoid cul de sacs as much as possible. Matt Robertson asked the developer to send this to the county surveyors office for review to see if there will be any issues immediately.

Pat Burns said the new concept plan for the Thornock property show the road lining up with Wahlen Way on Larsen Lane. They worked their way through the ordinance for elderly facility. They are proposing a mansion style home with the understanding they must be owned by one of the residents. There are 92 units between 15 buildings. Bill Morris asked if this is a family type arrangement with shared kitchen and recreation area. Pat Burns said each place has a main kitchen with kitchenettes in the private rooms. Bill Morris said he has seen this type of facility in West Haven; that concept includes a full-fledged nursing home. That way if a spouse is in the nursing home, they can both live on the same premises.

Discussion was given about types of care including group arrangements with individuals who are still active and independent. Mayor Tait asked who will be maintaining the buildings. Pat burns said they would have a large communal area maintained by the association. Bill Morris suggested the middle area be converted to a club house. Pat Burns said he did not know if that was allowed but would like to include a club house. Glen Gammell asked about secondary water. Pat Burns said this is considered a commercial element so they meet the water requirements. He is looking for some initial approval before moving on with engineered plans. Matt Robertson asked if Aaron Thornock has done any of these facilities. Aaron Thornock said mostly assisted living but he has partnered with independent living. Bill Morris said the HOA regulations must be outlined and how this will be governed. Ryan Barker, North View Fire, said the dead ends must be less than 150 feet. Andy Hubbard said they are all less than 150 feet. Matt Robertson asked for building renderings on this. Bill Morris said this will need a senior living name, setup the HOA, and define what the term elderly means; whether is age of the individuals would need a conditional use permit.