

Project Management Meeting Minutes

Harrisville City Office

Thursday, February 8, 2018

9:00 a.m.

Attendance:

Laurence Boswell (Land Use Coordinator)

Blake Carlin (Bona Vista Water

Sean Lambert (Public Works Director)

Ryan Barker (North View Fire Marshall)

Chad Holbrook (Planning Commission)

Visitors:

Jeff Pearce

Matt Hartvigsen

Lou Eddy

Brian Morris

Cliff Hokanson

Matthew Idema

Jim Bassett

- 1) Meet with Brian Morris/Cliff Hokanson about putting in a new HVAC system located at 736 W Harrisville Rd.
 - a. Cliff Hokanson states that there are new regulations for filtering the environment where welding takes place on their campus. HHI wants to install two filters on the west side of their main building in order to comply with OSHA requirements. The filter is a dust collector that pulls dust out of the air, filters it, and then pushes clean air back into the building. Cliff is wondering if a permit is required. Sean asks if it is a self-contained mechanism. Cliff states that it is. Sean states that a building permit will need to be issued. Cliff can email the permit over to Sean.

- 2) Meet with Matthew D Idema with Oakwood Homes to discuss the Ben Lomond Golf Course.
 - a. The Ben Lomond golf course is potentially up for sale. Matthew Idema is looking for opportunities in Weber County to build. The golf course is currently zoned open space, and would require a rezone for any type of building to occur. Matthew understands there are some drainage issues that need to be resolved. Matthew is thinking about building town homes and single family homes. Laurence Boswell explains that the City is interested in keeping that area either zoned open space, or single family homes with at least half-acre lots. Townhomes would not be allowed. The general map and zoning map for the City would need to be updated. Engineer Matt Hartvigsen states that there are no roadways or utilities stubbed in at Ben Lomond Golf Course, however; they can be added if needed. Matt also stated that he is not sure where the storm drain utilities are located on the property. A few other concerns are getting access off HWY 89, which is something that Matthew Idema would have to work out with UDOT. In addition, there would be an influx of traffic off 2000 N. All storm water would need to be retained on site and no discharge allowed, only in the case of high water storms. Matthew Idema asks if there are any pending projects adjacent to the golf course. Sean Lambert says no. Matthew Idem asks how long it would take to get City approval. The general map and zoning maps would need to be updated and approved. Also, a site plan would need to be approved. A public hearing would take place in order to rezone the property. In addition, Matthew

Idema would need to provide utility service letters to the City. This process could take several months. Matthew Idema states that there are water shares for the golf course.

3) Meet with Donovan (DG Construction) about building in the City.

a. Not present.

4) Meet with James Bassett regarding parcel numbers 110160026 and 110160029.

a. James Bassett has been conversing with the owner of the property with parcel numbers 110160026 and 110160029 to allow Andrew Bassett to zone off part of it off and turn it into an RE-15 zone. It is currently zoned commercial, but it is such an odd shape, therefore, James proposes that the City allow Andrew Bassett to partition it off and use it for residential purposes. Matt Hartvigsen, engineer, mentions that there have been plans to put a full right of way down one of the parcels, and that there is currently a right of way reserved to the south. Matt states that the City anticipates a roadway running south through the property, and that the actual location has been determined and set. Matt also states that there are some utility issues as well. If the lot is to be partitioned off, Boyd Walters would need to be left with a conforming parcel, with enough frontage, for the current zone regulations of an RE-15 zone.

Adjourned at 9:46 a.m.

Laurence Boswell, Land Use Coordinator