

**Project Management Meeting
Harrisville City Office
Thursday, October 14, 2021 – 9:00 a.m.**

Present: Matt Robinson, City Engineer, Justin Shinsel, City Engineer, Michelle Tait, Mayor, Cynthia Benson, Deputy City Recorder, Brady, Bona Vista, Doug Jeppesen, Pine View, Chad Holbrook, Planning Commission Chair

Visitors: Jake Thompson, Mark Wilson, Henry De Varona, Joseph Cook, Rick Fawcett

1. Discussion on Copperwoods MU-C Zone for preliminary Site Plan review for commercial and residential elements. – Jake Thompson

Matt began the meeting with the concerns on storm water. Jake spoke up about the retention ponds. Two are entered onto the parcel with the second being near 2000 North. Matt asked Justin to verify the basin retention capacity. Matt said he would need more calculations to understand how much would need to be retained within the basins. Jake needs to fill out the storm water quality report to understand more about what would need to be retained. Matt said the sewer is okay since it will be part of the new 12” line. Brady was addressed for concerns. He said that as far as he knows Matt hasn’t seen anything for the water yet. Brady explained Jake would need to contact Matt via email to know fees and pass off utility access. Brady asked what kind of system would be used since the service off of HWY89 is currently disconnected to the property. Verification of existing meters was examined. Discussion on the ditch piping occurred on whether or not it would stay open. Justin explained it would be piped. Secondary water was addressed. Matt asked if they have service. Doug verified they do not service currently but they will. Doug needs the greenspace drawings to verify there is enough soft services to collect water. Matt also went through approvals of fire district. Cynthia said she sent the plans to Ryan after talking with him the day before. Bona Vista, Pineview Water, and Northview Fire need to give their sign off consent. Matt reviewed parking next. Justin asked about the property south of his development. Need to check with the county to make certain the parcel was divided. The land to the south is to stay as common space and is completely unbuildable. Jake offered to maintain. He would keep it as part of the development as unbuildable space. Jake asked about how soon he could order supplies to get the project underway. His desire is to start building in the spring. Review of the next steps were given. Planning Commission, December 8, 2021 or Project Management, December 9. Justin explained that it is possible to have the project completed through the approval process in approximately four (4) months.

2. Discussion on possible development of Heavenly Road parcels 17-064-0022 and 17-064-0027. – Henry De Varona

Henry De Varona and Joe Cook introduced themselves. Matt introduced the project to everyone. He said it was the Jed McCormick piece west of Orion Jr High. He further explained that we have had several concepts on this property over the years. The property is zoned R-3. Cynthia will find and send out to Matt and Justin. Joe Cook introduced the property more thoroughly. He said he was hoping to do this project as a PUD. Justin stated that currently HVC doesn’t have a PUD standard and thus are not allowed within the city. They would need to have a 60’ street standards.

Joe asked what the low impact development standard would be. Justin explained that this standard deals with the retention of the storm water on any development. Matt explained that the standards follow the LID standards by the state. Matt said he would need the GEOTech report to understand if a LID is even possible. Joe asked if there was any way to obtain a smaller right way would have to be obtained by Council/Planning Commission. A 55' foot right way would require city engineer and public works sign off after obtaining City Council/Planning Commission approval. The roads would have to remain public, no private roads. Matt explained that narrower right-a-ways are difficult to maintain. Matt reviewed the plan. Justin and Matt reviewed the fire plan and the accesses. The access point on 2150 North that is blocked would need to be open since the expanse is farther than allowed for Fire Emergency Services. It is more than 150' and has no turnabout. Matt also reviewed setbacks for the building and found them incorrect. He would have to update according to the zoning. Matt also reviewed the storm retention basin. The city wishes to include the basin from the development to the current basin existing. Matt said the biggest concern with the proposal is the design and road standards. The density currently sits at 115 units with 2 car parking in front of each building. Henry asked who to contact. Matt said to contact him about any further questions on the development. Joe said he would review and relook at his concept. Justin asked Doug if there is Pine View currently on the property. Doug agreed there is already water on the property. Justin said wells would have to be capped and the shares turned over to Pine View Water. Matt said that per state guidelines the wells would have to be capped. Brady reviewed the water aspect and the accesses Bona Vista would still need access to. Matt reviewed sewer connections and how they come onto the property. He also said that is why they would want the blocked street to continue through since the city utilities are currently stubbed in that area.

3. Preconstruction Meeting for Berrett 2-lot Subdivision located at approximately 300 West 2000 North. – Mark Wilson

Mark introduced with how he was able to fix the lot lines since lasted he talked with the city engineer. He needs to reprint the Mylar due to an additional name was on the Mylar that wasn't needed. He also said that all his conditions upon approval with the Planning Commission have been addressed. Matt agreed. He also said he would be using Copper Creek Construction. He also reviewed that he would not be coming into the road at all for power after talking with Rocky Mountain Power. He would be using the existing power pole on the property already. They wouldn't have to come into the road for water either after talking with Bona Vista. He did say he needed to bore for the other services. Justin reviewed the traffic control plan for the street. Matt reviewed that he would need a road cut permit/encroachment permit as well as his building permit. Justin told him who does the inspections so Mark understood what to expect. Justin said what standards the city requires for the connections. Mark asked Doug from Pine View if they had to give up their water shares or if they can still irrigate from the canal. Doug said if they want a connection from Pine View, he would have to pay the inclusion fee and turn over two (2) water shares. Mark asked again if he had to give up the shares. Doug said that was up to the city to decide. Justin said he didn't see any problems with not turning them over but he would need to discuss with the others involved with the water to verify what type of water is connected where to make certain that all eleven acres stay with Mark. Justin only concern is to make certain that Mark remains as the ditch user and owns all rights to it. Matt said from the city stand point that there wouldn't be an issue. Justin said there may need to be a back-flow preventer outside the scope of the house to prevent surface water entering into the septic system if flood irrigation is the intention for the acreage. Mark said that all irrigation will be pumped from the canal into a piped irrigation

system. No open flow. Sewer system and water meters were reviewed and the clearance for the boxes. Matt reviewed the driveway needed to be at max 30' at the encroachment/street access with a 10-foot separation for meter protection. Matt also brought up notice of intentions. Mark asked if he would need a SWAP (storm water activity permit). Justin explained that the SWAP permits will be added to your building permit/encroachment if needed. Since he is not disturbing over one-acre, they most likely would not be needed. City's main concern is the compaction of the material on the property. Brady verified the water line on the property.

4. Rick Fawcett – Whisper Mountain Professional Services

Rick said he was a land-use consultant. He explained that he was here today on behalf of a client to discuss storage units, such as self-storage and RV storage within the city. He was a little upset not to be on the agenda. Cynthia to look into. He explained he had looked into the city code and it appears that RV storage and self-storage is allowed in the manufacturing zone. It is allowed conditionally in the manufacturing zones. He wished to know the city's opposition/stand on having self-storage. He further explained that the city would have an issue in the future with the high-density units going in. Chad asked where Rick asked for the units to go. Rick replied that they do not wish to divulge an exact address right not but have been looking within the Mixed-Use Overlay areas. Chad further explained that the city felt already saturated with storage units' concept in general around the city. Rick asked if the city has thought of vertical self-storage and some of the new concepts such as climate control. Matt explained that the city doesn't allow for storage of any kind currently. The code was reviewed to see what would be allowed and where. Rick quoted several codes within the commercial zone. He cited several references for what was permitted. Rick asked if there is an appetite for it based off what he found in the code. Justin explained that what he is proposing is more of intended use in a mixed-use zone and not in the commercial/residential he is quoting code from. Justin said the direct use for storage he is purposing is not allowed. Rick brought up that he found there is little manufacturing within the city. He was wondering if HVC had any intention to annex more property for it. Mayor replied that the matter is unresolved and currently not being undertaken due to state legislature. Rick asked if they did have a concept would they present to the Planning Commission. Matt explained the next step is to return to Project Management with a concept before asking to be placed on the agenda for Planning Commission. Rick suggested strongly that open air storage, or storage of some kind be allowed within the city from here on out. City staff thanked him for the advice and would look into further discussion on this topic. Cynthia checked on his application after the meeting and found it was submitted the prior afternoon within the 24-hour posting period thus the reason his name was not on the agenda.

5. Continuing Projects.

No further discussion occurred.