



Project Management Meeting

Harrisville City Office

Thursday, December 12, 2024 – 9:00 a.m.

Present: Jennie Knight, City Administrator, Justin Shinsel, Public Works Director, Matt Robertson, City Engineer, Brandon Green, City Planner, Jack Fogal, City Recorder Cynthia Benson, Deputy City Recorder, Brady Hansen, Bona Vista Water, Kenny Hefflefinger, Bona Vista Water, Dan Johnson, Pineview, Tyler Seaman, Building Official.

Excused: Michelle Tait, Mayor, Nathan Averill, Planning Commission Chair, Matt Fox, Bona Vista Water, Doug Jeppesen, Pineview, Ryan Barker, North View Fire.

Visitors: Glade McCombs, Lane Monson, Brett Jones, Mike Medina, Chad Garner.

Jennie Knight, City Administrator, called the meeting to order. Introductions of the Project Management Committee were made.

1. Discussion on development concept located at approximately 765 N Harrisville Road. – Brett Jones, Mike Medina, Chad Garner

Brett Jones with his surveyor Chad Gardner started the discussion on the history of development attempts by the owners, Todd Jones and Shane Smoot, for the past twenty (20) years or so since they had purchased the property. After many attempts to combine with the surrounding commercial to make one large development their offers have been refused. Mr. Jones said he is under contract with the current owners and would like to proceed with a townhome concept through a Master Development Agreement. They are proposing thirty-one (31) townhome units on two (2) acres of land and are searching for feedback from the city.

Brandon Green, City Planner, reviewed the process for townhomes on this parcel. The development would need to go through a Master Development Agreement. This would require a zoning change. As the development stands right now, the density of thirty-one (31) units on two (2) acres would equal around fifteen (15) units per acre which is currently not a density the city has. Matt Robertson, City Engineer, interjected the highest density for this kind of development has been approved with six (6) units per acre. He feels there are items lacking such as parking and open space.

Mr. Jones reviewed the development. The concept is two (2) story units with two (2) car garages along with parking in front of the townhome. Mr. Green asked for the depth of the parking area in front of the townhomes. The committee reviewed other parking spaces in the area and found it needed further review since there is limited additional parking. The city would prefer a garage plus at least a twenty (20) foot driveway for visitor parking at each residence.

Mr. Green brought up fire accesses and stated these need to be reviewed since he was not certain the current layout would meet fire code standards.

Discussion occurred at the entrance of the property along Harrisville Road. Ideas were given on how this could be designed. Justin Shinsel, Public Works Director, stated he would like to see the ending of the entrance stay relatively the same for snow load purposes. Mr. Shinsel asked if the roads were to be private or dedicated. Mr. Gardner answered they have planned on them being private with an HOA.

The committee reviewed screening for commercial and residential properties on either side of the development. Mr. Jones stated he was planning on doing screening with a roadway to buffer the residential area so there is not a road right next to the property line. Later in the discussion, Ms. Knight pulled up the screening codes for Mr. Jones' team to review for compliance. These codes were HCMC §11.24.080 and HCMC §11.13.050.

Tyler Seamon, Building Official, asked Mr. Jones what he was planning on doing for garbage services. Mr. Jones replied he was planning individual cans. Discussion concentrated on the ability of garbage trucks being able to maneuver in such a tight area. Discussion ended with consideration of a dumpster area instead of individual cans.

Mr. Green asked what the amenities would be for the people living in this area. In the Master Development Agreement, the council will be looking for this item. Mr. Jones replied he had not planned on amenities outside of the green space shown in the concept. The committee reviewed possibilities such as a pergola, benches, swings, and a small dog park. Mr. Jones added this development would be a for sale community. Ms. Knight asked the development team to keep in mind the current zoning will need to change and with this the city council will be looking for what this development will offer the residents. Currently the concept offers high density and lacks open space. Mr. Jones thanked her for her suggestion and agreed to work on the concept.

The committee continued with discussion on the utilities and where they are located on the property. Mr. Green pointed out there is onsite retention on the concept. This will need to be added. Mr. Robertson mentioned three (3) utility issues the developer will need to address. The first being the connection to the storm drain is through UDOT. They own the little triangle to the north of the property. You will need to get approval from them to tie in. Second, the city does have a sewer line connection on Harrisville Road. However, the Central Weber Sewer line cuts through the property on the south end. They require twenty (20) feet on either side of their lines with no building of any kind in that area. Third, there is no secondary water infrastructure in this area to service the parcels. Dan Johnson, Pineview, said they would have to find the infrastructure needed to go under the Railroad. Mr. Jones asked for the best option. The committee gave him a couple of examples through the Four Mile Special Service District or the nearby ditch. Ms. Knight went through the process of pressured irrigation calling attention to maintaining access for downstream users through a prescriptive easement. Mr. Shinsel suggested getting with Western Irrigation to see if they can help offer any suggestions or have water for these parcels the developer can purchase.

Mr. Jones asked about landscaping requirements for a development this size and what it would look like. He was curious if Xeriscaping was permitted. The committee said it is permitted and gave examples of what it would look like. However, the city will need to review the landscaping plan to make certain it meets with code.

The biggest concern on the committee's mind is the commercial area on this corner. Mr. Green pointed out that if this development is approved it may have consequences for the commercial area, especially for Javier's Restaurant. There are several issues with this area such as the same water, sewer, storm water, access, and secondary as Mr. Jones' development team faces currently. Mr. Green would like to bring all the commercial property owners in this area to the table to discuss the options and find a way to improve this area. Mike Medina, the Broker, was introduced to the committee to give the reasons why it has been so difficult to develop this area in the past. Mr. Medina said the owners have been through various negotiations with the Javier Family. What they are running into is Senior wants to keep the restaurant open and is very sensitive to any changes. He agrees having the discussion would be a great idea.

Ms. Knight ended the discussion by suggesting the development team look at the affordability aspect along with the issues discussed and bring something unique to the city council. She explained the Master Development Process to answer a question brought up by Mr. Jones. She asked him to keep in mind this is a legislative decision. After all the work, the city council could still say no. To ask for just a rezone, the new zone would need to be agricultural otherwise it would be considered spot zoning. With Agricultural (A-1) zoning, the most you would have is two (2) lots per code.

Mr. Jones asked what the challenge points would be in the presentation to the city council. Ms. Knight answered by sharing a recent presentation showing over twelve hundred entitled units Harrisville City which have been approved to meet the legislative demands. In comparison, the city only has twenty-five hundred homes. Each one of the approved entitled units have some kind of deficiency. Bearing this in mind, it would be a hard sale if the only option offered is townhomes.

The committee ended the discussion with conversations about affordable housing, townhomes versus condos, owner occupied, and deed restriction options. All agreed further discussions needed to occur to address the future of this corner with all property owners.

2. Discussion on Summit View Subdivision Phase 3 Site Plan located at approximately 125 W 1100 N. – Glade McCombs, Lane Monson

Glade McCombs reviewed the past engineer's memo items for Summit Views Phase 1 and Phase 2. He stated the entities' approvals are in various stages due to some of the calculations being incorrect. The stream alteration permit should be received this week, the revisions requested on the lot numbers have been updated, and reengineering has been completed to meet state requirements for utility line separation of culinary water and secondary water. Reviews with the county are complete for both phases of Summit Views and Oak Hollow. Bona Vista reviews are in progress. Pineview review is in process. Central Weber has given a conditional review. He would like to schedule a preconstruction meeting.

Mr. Shinsel reviewed the possibility of a preconstruction meeting. However, he needed to see the SWPPP and NOI for the storm water and make certain that the requirements of SB 507 are being met. Mr. Robertson stated that the preconstruction meeting comes after all final approvals have been made. This project is not at that stage yet. Dan Johnson, Pineview, interjected the Pineview inclusion request will go before the board in January 2025.

Mr. McCombs stressed his concerns with beginning the project and asked for a conditional preconstruction meeting so his team can get started with preparing the land for construction. Mr. Shinsel clarified the city will need the approvals from culinary water, secondary water, and the stream alteration permit, before construction of the infrastructure can begin. However, the city will entertain grading of the property. Lane Monson added his concern with his builder and the lenders level of patience with the project's delays.

Mr. Knight said once the land acquisition is solidified, then preliminary plat approval for Summit Views Phase 2 could be placed on an upcoming agenda for Planning Commission.

The developer shifted discussion to Oak Hollow Subdivision. See item #5 for the discussion items.

After discussing Oak Hollow and excusing Mr. Monson at 10:20 AM, the discussion led to the possibility of a third phase being added to Summit Views. This possibility would extend Summit Views Subdivision into the Butters property to the south adding fifty-eight (58) more units to the project. The committee discussed utilities, road alignments, sewer connections, and if this would constitute changes to the existing Master Development Agreement.

Mr. McCombs stated they planned to connect utilities with Berkley Street or through Phase 1. However, when they reach the lower lots of the proposed phase, they will not have adequate fall to stay connected with sewer via Berkley and will need to connect into Larsen Lane. They do have a sewer easement with Butters to allow connections through their property. The committee discussed options including connection to the existing lines to the east of the Butters property located in the retention basin off Marshal Lane.

Mr. McCombs stated the development concept for the east side will be patio homes to conform with the existing residential backing the project. The rest of the development will be townhomes. This development will have the same density as the prior phases; seven (7) units per acre. All townhomes will have driveways following the same layout as Phase 1. All townhomes will have two car garages. There is additional parking planned. The larger units will be three (3) bedrooms with three (3) and a half bath. The others will be two (2) bedrooms with two (2) baths. Berkley and Summit would stay as public roads. The others will be private. He added the existing MDA states they can add additional property, and he is aware this would require a rezone of the property to allow for this phase.

Ms. Knight reviewed the requirements for a rezone to Mixed-Use Residential from commercial and agricultural. She said a subdivision would need to be obtained first. Mr. Green reviewed what would need to occur for the subdivision and emphasized this needs to be a clean cut of the property. The city would need a master plan of the subdivision before moving forward.

The discussion ended with future development ideas with the roadways, surrounding properties, retention basin expansions, affected entities, and what utility connections are available on Berkley Street.

3. Review of Summit View Subdivision Phase 1 Site Plan located at approximately 125 W 1100 N. – Glade McCombs, Lane Monson

Most of this discussion item took place in discussion item #2. However, Mr. McCombs did state he had revamped the plans with Bona Vista and Pineview for the meters and valves. They have also revamped the sewer and culinary water separation as per state requirements. Brady Hansen, Bona Vista, stated the plans for culinary water are under review.

4. Review of Summit View Subdivision Phase 2 Site Plan located at approximately 125 W 1100 N. – Glade McCombs, Lane Monson

Most of this discussion for this phase took place in discussion item #2. However, Mr. Johnson said the landscaping plans are in review. So far, they have found two (2) meters which need to be added. Calculations need to be revisited as well.

5. Review of Oak Hollows Subdivision Phase 1 Site Plan located at approximately 265 Larsen Lane – Glade McCombs

Mr. McCombs updated the committee by stating nothing has really changed from the last review. The annexation into the Four Mile Service District was approved this week for secondary service. They need to invest in a larger easement for utilities. To rectify this, they are looking at securing a sewer easement from 276 Larsen Lane with a secondary water easement from the pond at Warren Hollow.

Mr. Shinsel stated the city needs to verify the Warren Hollow pump size, secondary water lines, and headgate can handle this addition to the system. Mr. Robertson said he wanted to run the calculations to make certain there is not significant head loss and if the pumps can do what is required. He desired the developer to run a secondary water calculation through Great Basin to verify that the secondary system will work as planned.

Mr. McCombs feels the requirements for this subdivision are complete. Mr. Robertson verified the water seepage from the ditches was being addressed along with the surface water. This was identified in studies and has not been shown on any engineering plans. Mr. Shinsel asked for clarification if there were any other users on the ditch being piped to ensure access to any potential irrigation needs downstream.

Ms. Knight ended the discussion by stating the city is currently reviewing the newly submitted plans and is not prepared to respond further to what would be required for final approvals on this project.

6. Continuing Projects

There was no discussion on any continuing projects.

The meeting adjourned at 11:01 AM.