

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

Attendance:

Matt Robertson (City Engineer)
Glen Gammell (Public Works)
Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Chad Holbrook (Planning Commission Chair)
Michelle Tait (Mayor)
Doug Jeppson (Pineview Water)
Ryan Barker (North View Fire)

Visitors:

Scott Smoot
Mark Wilson
Joe Torman

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

Scott Smoot said he is here to discuss a possible development at approximately 1350 N Washington. He is hoping to apply under the Mixed-Use ordinance on this 22-acre site with 6.2 acres of EK Bailey property as well. They will eventually get a layout for Mixed-Use and maybe a better project layout would allocate 12 acres of land they could designate as a park and deed over to the city. This concept plan shows a quick layout with a couple of soccer fields and other park amenities such as: pickle ball courts, a dog park, etc., with a stream that runs through as a nice feature. He feels this would add a great dimension and increase the value of the homes around this area. The road going in would extend through and tie into Washington Blvd. They can take this through the public works area or have additional conversations with the city to increase access. They are looking for a commercial component to meet the mixed use and designate the 12 acres as a park, with town house type product around the rest. He is looking to get input and a feeling from the city if there are any concerns with this proposal.

Glen Gammell asked if they have had conversation with EK Bailey about this project. Matt Robertson asked if they have had conversation with Boyd Walters on the north. Scott Smoot said they have not. He outlined the plan of what would be public and what would be private. They will have to evaluate the green space and see if there is adequate water. Glen Gammell said if they are putting in additional access, he would like the city to consider adding onto the public works facility which would give access into the neighborhood instead of straight out to Washington Blvd. Discussion was given on how much it would take to put a road through for public works and whether this is worth it, especially if they would be moving over to 750 West. UDOT would likely require lining up the access with the road across Washington Blvd to the east by the assisted living. This is 90 feet and would bring the road around to dead-end at the public works building with possible gate access. Glen Gammell questioned the road system and whether that would stub into 1400 North. Scott Smoot said eventually some type of access would be there. Matt Robertson suggested working with UDOT for one larger access. Scott Smoot said they do not anticipate bringing this further north.

Bill Morris said the larger issue is, this does not meet the zoning requirements; this is identified as commercial. Scott Smoot said this is listed on the mixed use overlay map. Bill Morris said that open space cannot be treated as the commercial element. Matt Robertson said he likes the park

idea but meeting the commercial element is the issue. Glen Gammell asked for clarification on the 50% commercial requirement. Bill Morris clarified the frontage would have to have commercial; what is being proposed is the open space to be allowed instead of commercial. Glen Gammell asked if EK Bailey could be considered the commercial. Bill Morris said the is already existing. Scott Smoot said commercial is hard to make work right now, with demand being low, it is difficult to allocate that much commercial. Some service industries, but the commercial industry is being devastated right now. Glen Gammell asked if they have built a lot of Walgreens. Scott Smoot said they have built some food related services but without a high traffic intersection, this would be difficult to do. Matt Robertson asked if commercial elements include open space. Bill Morris said some, but the frontage requirement is still the same; the frontage along Washington Blvd would still have to be commercial. Scott Smoot asked if that is 50% or everything along there. Matt Robertson asked if everything along there that needs to be commercial, and second level residential. Bill Morris confirmed they could have apartments on the second level. Matt Robertson said they would not be allowed the open space and town house development without the commercial. Bill Morris said not without changing the code. Scott Smoot said stacked commercial and residential is showing unfavorably. Bill Morris said that is what our code says. Bill said they do not have to stack the commercial. Scott Smoot asked if the 2.8-acre piece on EK Bailey could be allocated for commercial. Bill Morris said not without changing the ordinance. Making the commercial area next to the current city shops, then buffering to the residential area. Matt Robertson said that makes more sense. Bill Morris said possibly allowing the commercial to be clustered on a larger parcel in the code; but the code would have to be changed before they can even apply. Scott Smoot asked what the time frame would be. Bill Morris said a fast track would take two months. Scott Smoot asked if 18 units per acre density for townhomes would be approved. Bill Morris asked if the infrastructure could handle that much increase. Glen Gammell outlined where the sewer starts. Bill Morris said the residents came out and backlashed against a multifamily housing concept. Glen Gammell pointed out with the green zone, this would create a natural buffer. Matt Robertson said the potential of having a park would be a good amenity. Glen Gammell said they have been approached by residents who have wanted access to this area. Scott Smoot said they could include some walking space through the area as well.

Bill Morris said this is an election year, and with the previous backlash, they are uncertain how this will go. Matt Robertson said they residents objected to having a commercial zone going into their backyards. Staff outlined the RE-15 buffer the residents requested. Glen Gammell asked what EK Bailey plans to do with the open space area. He further asked if the developer was going to put in the park as part of the development. Scott Smoot said the plan is to donate this area to the city but they would not plan to develop this area. Bill Morris said staff would have to calculate the cost of impact fees to see if that would cover the cost of developing the park. He asked if the road goes up to the north, would the developer be putting in that road at their expense. Scott Smoot said their plan does not include paying for this road either.

Discussion was given to the density of the proposed 18 units per acre. Bill Morris said the golf course is less and asked if they could meet the same density as the golf course proposal. Matt Robertson pointed out the golf course is around 6 units per acre because of the amount of open space they have. Bill Morris said these are some of the issues they will be facing. Discussion was given about the calculations on each of these proposed projects. Bill Morris outlined the application process they would take, and could ultimately be denied. Matt Robertson asked if they need to provide a conceptual plan to request the ordinance change. Bill Morris said these are

two different things; the text amendment does not have to have a conceptual plan. He outlined the current code requirements, saying this is a lengthy process with a lot of work upfront. He said it they would like to apply for the text amendment, to submit an application to Jennie.

2. Discussion possible development of Parcel 17-071-0051.

Mark Wilson said he is looking for information regarding the westside of this property. He would like to subdivide this into two one-acre lots; this area is his Grandfather's land. He would like to build two homes, one for his parents and one for his family. Matt Robertson said the lots must be one acre in the A-1 zone and frontage would have to be a minimum of 100 feet. They would also need water shares. Mark Wilson said he has spoken to the water secretary. There is a 15-foot easement where the road is. He wanted to check to see if there are any issues that would prohibit them from doing this before they get the area surveyed. Mark Wilson said the current property has water shares.

Matt Robertson wondered if long term there needs to be some type of easement for access and/or secondary water. When they required the stub road to the north, they considered this area possibly developed into smaller lots. Matt Robertson said the proposal meets current zoning requirements. Mark Wilson asked about the building permit process. Glen Gammell explained the building permit application process and impact fees. Ryan Barker, North View Fire, said the fire impact fee is going down for residential homes. Mark Wilson asked if they would bring water in from 2000 North. Matt Robertson said that is the developer's responsibility to hire a contractor and then have Bona Vista and Central Weber Sewer inspect the work for both water and sewer utilities. Mark Wilson asked for clarification that a rezone is not required. Staff reviewed the proposal; this meets the zoning and curb and gutter are already installed in this area. Doug Jeppsen, Pineview Water, suggested the do only one road cut to tie into the utilities for both lots. Glen Gammell said there will be encroachment fees for cutting into the road.

3. Discussion/review site plan for development located at approximately 1956 N. Highway 89.

Matt Robertson said they have been communicating through email but the big issue is this does not meet the zoning requirement. What they are running up against is the commercial aspect is up on the north side, not the frontage. Joe Torman said they were told by Ronda Kippen this ordinance was going to be repealed. Bill Morris said we might be repealing this entire section and have this listed as straight commercial. Joe Torman asked who would be repealing this, the City Council? Bill Morris said their proposal does not meet the frontage requirement. Joe Torman said during all of their discussion with staff this has been discussed; they were told there was a text amendment made after. Bill Morris said there was no amendment made; it has always read like this. Joe Torman said under this ordinance, they would have to keep the commercial element on the ground level floor. Bill Morris asked if the current proposal includes commercial element on the ground level. Joe Torman said this is flex based. Bill Morris said it must be some type of retail space. He said this is a legislative function, when asking for a zoning change, this is easy to turn down because it does not meet the zoning. He asked what the density per acre is. Joe Torman said considerably more than the golf course. Bill Morris said that will create a problem. Joe Torman said they are proposing 12-14 per acre, which is much above the 8 per acre of the golf course. Bill Morris said they are trying not to lead them down a path where the proposal would be turned down. If a text amendment is made, they may be allowed to cluster all of the commercial in one area. Matt Robertson pointed out certain area of the development is so skinny;

it would create an access issue. Bill Morris said the text amendment could include a change, or the section being repealed, or allowing a cluster. Matt Robertson asked if they have their commercial in one area and provide some additional open space, like the other development's proposal. Bill Morris said the other development's proposal is giving the open space to the city, which is double that. Matt Robertson pointed out there needs to be additional parking throughout the town homes. Joe Torman said this is a two to one parking ratio. Matt Robertson said there is no accommodation for guest parking. Bill Morris said staff has been dealing with density issues on the golf course and has concern with this amount of density. Joe Torman asked if there is a density cap. Bill Morris said there is not a cap because this is a legislative decision. He said the golf course has been working on their proposal for two years, and application was just submitted in September. Bill Morris said if they are able to regroup and see if this is still a beneficial development to them. Joe Torman said Ronda asked them not to come to the meeting. He said if they are back to the drawing board, this may not be something they are able to do. He admitted this is a tricky site and asked what type of commercial goes into a narrow strip of the Highway 89 corridor. They are more than willing to comply; they have ear marked the north areas commercial which would be built and beautiful. Bill Morris said they are coming in with twice the density. Joe Torman said this is a highway corridor. Bill Morris said there is nothing in Harrisville that as this density, including on the highway. He is telling them the feedback he has received. Joe Torman said he feels they could chase their tail and not know if this would be approved. Matt Robertson said putting the commercial, additional open space, and evaluate the town homes to see exactly what they are looking at. Joe Torman said they are currently zoned for mixed use. Matt Robertson said this is actually zoned commercial with the exception to the R-1-10 which is where their proposed commercial is. This is on the Mixed-Use Map, but is a legislative decision.

Joe Torman expressed frustration saying with all the communication they have had so far; he is confused where this is coming from. They have had the same plan, with tens of thousands of dollars spent. Bill Morris said they were included in the initial process. Joe Torman said if they are back to the drawing board, he is not sure. Matt Robertson said either that, or wait and see if the text amendment goes through. They could keep some of the same idea and adjust the density. Mayor Tait said a committee has been setup for the golf course. After the public feedback, they are up against residents who want rural developments only, as a community. Staff recognizes the need for this, but as a community, they do not want this. Bill Morris said we would then find ourselves with a referendum, where this could be held up for a long time. There are several council members up for election. Joe Torman asked why this could not have been shaken out during March of 2020. They have had a full site plan since then, before they even paid. Bill Morris said this is a legislative function. Joe Torman said this was not communicated. Bill Morris said the zoning was not vested. Joe Torman said they did not understand they could go through steps a, b, and c, and still be shut down. Bill Morris said they have to go through the legislative process. He suggested the decide outside of this meeting whether this is feasible. Matt Robertson said he does not envision any type of strip malls, we currently have empty ones, and with the shape of this land, they do not see anything else that will work there. They can still go through the process and ask permission. Joe Torman said based on the feedback and input from the engineer, this is a hard piece. He said it sounds like the community would prefer this stay as a vacant lot and they would rather look at the weeds. Discussion was given on what is allowed under CP-2 zoning. Bill Morris said they could come through with a commercial site plan. Joe

Torman asked if commercial allows for storage units. Matt Robertson said that is pretty clear as a hard no.