

Project Management Meeting Minutes
Harrisville City Office
Thursday, February 9, 2017
9:00 a.m.

Attendance:

Matt Robertson (Engineer)
Jeff Pearce (Council)
Laurence Boswell (Land Use Coordinator)
Sean Lambert (Public Works)
Bill Morris (Administrator)
Blake Carlin (Bona Vista Water)
Bill Smith

Visitors:

Trevor Broughton
Craig Butters
Rex Christensen
M. Shawn Palau

- 1. Review plans for Thornock/Harrisville Project (CDA).**
 - a. Client failed to make an appearance.

- 2. Review site plans for Aloha Behavioral Consultants (Trevor Broughton – Mountain West Architecture).**
 - a. Mountain West Architecture proposes to build a small addition on the side of the existing Aloha Behavioral Consultants building. This would require that some of the parking stalls be removed. The new addition would include earth tone materials and would be a little over 1,000 square feet. Bill Morris states that a site plan will be need to be approved for the new addition as well as a written memo from city engineer Matthew Robertson. The new addition will also need to be approved by the planning commission committee.

- 3. Review plans for property off of 544 W Harrisville Rd. (Mike Sessions).**
 - a. Mike Session is interested in building on a lot located at 544 W Harrisville Road. Bill states that this property has two parcels that need to be combined into one parcel in order to comply with the standards of the City. Mike asks about putting several houses in the back and adding a cul-de-sac. Bill responds that because it's zoned A-1, and the lot is just over two acres, there is only room for one house. Mike asks about two dwelling homes. The City does not allow two dwelling homes.

- 4. Review landscape plans for property off of 760 N Harrisville Rd and part of Larsen Lane (Craig Butters).**
 - a. Rex Christensen and Craig Butters want to landscape the front of a property located off of 760 N Harrisville Rd and part of Larsen Lane. They also want to move the parking lot to the back, on a parcel that is located in an A-1 zone. Bill states that the City does not allow parking lots in an A-1 zone, but that the lot

could potentially be rezoned. The rezoning process would include updating the City's General Plan and getting it approved through planning commission. Rex and Craig also ask if they can display rock product on their property. Bill explains that according to a conditional use permit, they are allowed to display rock product. Rex and Craig also ask about height restrictions for signs since they are located on a corner lot. According to the City's municipal code, 11.20.100, "No obstruction in excess of three and one half (3 ½) feet in height shall be placed on any corner lot within forty (40) feet of the intersection of the street lines, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers; and pedestal-type identification signs." Bill explains that Rex and Craig will need to fill out a conditional use permit and come to planning commission if they want to install a sign on their property.

Adjourned at 9:42 a.m.

Laurence Boswell, Land Use Coordinator