



Project Management Meeting Minutes

Harrisville City Office – 9AM

Thursday, May 9, 2024

Present: Jennie Knight, City Administrator, Michelle Tait, Mayor, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works, Tyler Seaman, Building Official, Matt Robertson, City Engineer, Matt Fox, Bona Vista, Doug Jeppesen, Pineview, Ryan Barker, North View Fire.

Visitors: Glad McCombs, Lane Monson, Cecil Satterthwaite, Spencer Stephens.

Jennie Knight, City Administrator, opened the meeting by introducing the Project Management Committee present.

1. Discussion on Preliminary Plat Review for Summit View Subdivision Phase 1 located at approximately 125 W 1100 N. – Glade McCombs

The committee began the discussion with reviewing whether or not the submission for Weber County has been completed. Matt Robertson, city engineer, suggested to Glade McCombs, developer, to turn his plans into the county as soon as possible because their reviews take time. They will most likely have the same comments as he did if the plans are submitted as is. Mr. McCombs said his engineer is waiting to submit it until the comments were addressed. He will review with his engineer about the submittal. Mr. Robertson summarized his comments in review of the preliminary plan. One of the concerns is the realignment of Dixon Creek. The plans call out for a 30 inch line. The city's connection is 42 inches under 1100 North. This will need to match. Elevations issues may exist with the water and sewer stubbed in this area. This will need to be addressed as well. Mr. Robertson discussed the 67% angle of Wahlen Way to the Greenwood Charter school property. The city standard is 90%. The lowest the standard allows is 80%. The committee discussed options to bring this angle into city standards including moving the detention basin to the other side of the road to straighten it out. If there needs to be an exception, there will need to be a formal reason sent to the city on why the exception is needed. The project engineer will need to submit a new plan with side triangles to make certain there is no clear view issues for the detention basin and lot #6 to the north. Mr. Shinsel said he would prefer no curve on curve if possible. This intersection design will be revamped with various options taking into consideration the future traffic flow from the school. Mr. Robertson will follow up with the project engineer about the best options for this intersection along with the stub road. Ms. Knight mentioned if there is more than a minimal impact to the site plan then there will need to be a plat amendment completed through the city meetings.

The committee reviewed the sewer connection and directions of flow. Everything off 1100 north will come down Wahlen Way and then out. Everything south of Wahlen Way goes south down Summit View drive, through Butter's Construction property, and over to Berkley. Mr. Robertson said the final approval of this would need an easement with Butters Construction. Sewer connection into Berkley will dispose into the connection on Larsen Lane. This is partially owned by Ogden. The city is working with Central Weber Sewer District regarding them taking over the whole line to avoid multiple agency control.

There is an irrigation turnout easement which exists at the end of Wahlen Way. This is tied into Cosley Ditch. Mr. McCombs will need to get a by-off with the users to any modifications to the

ditch. The current drawings show a couple of siphons. This will need to be cleaned out more regularly. Cosley Ditch will need to maintain this since the city runs into ditch users not maintaining their ditches. Mr. McCombs asked for the engineering standards for the ditch. Since Cosley Ditch does not have any, they will need to use their own.

Mr. Shinsel asked if there was anyway the sewer could be connected to 1000 North for the whole of the subdivision. Mr. McCombs replied that his engineer does not think the depth is enough to run the drainage to 1100 North. With the three possible connections, 100 North, Wahlen Way, and Berkley which will be through Butters, there is concern about the best way to handle this. Mr. McCombs to review this concern with his engineer. Home pumps are allowed but none on a sewer line.

Ryan Barker, North View Fire, remarked how the turnabout (hammerhead) at the end of Summit View Drive is not large enough. It needs to 75 feet from the center of the road to the end of the stub road.

Mr. McCombs asked if all three phases of the project can be completed at once to make for cleaner construction. The committee replied as long as everything is approved it would be preferred for construction purposes and for a better end product.

Updated plans need to be sent to Doug Jeppesen, Pineview, directly to finish the review process. Matt Fox, Bona Vista, will need to be sent updated drawings as well. Ms. Knight reviewed the next steps in the process of the project. Mr. McCombs asked about the bonding of the escrow improvements. Mr. Shinsel reviewed the escrow process. Engineering fees were also reviewed. The project has received preliminary plat approval. The remaining reviews for this project will be through the Administration Land Use Authority as needed.

2. Discussion on a potential rezone from Agricultural (A) to Commercial (CP-2) located at approximately 750 W and 2550 N. – Cecil Satterthwaite / Spencer Stevens

Due to issues with the application portal, a physical copy of the concept plan was distributed in order for the project to receive feedback. Cecil Satterthwaite presented a concept plan for a mixed use of residential and commercial with property located at approximately 750 West and 2550 North. His plan is to keep 750 West as residential with the remaining lot being rezoned to commercial. He asked if a duplex would be possible and how a mixed use would work. Ms. Knight reviewed the MU-C Subzone code along with possibilities for the lot including if this subzone has a minimum acreage requirement. The developer wanted to design this as commercial with tradesman shops and two residential lots. Mr. Satterthwaite would need to negotiate with Pleasant View City for commercial access and utility connection such as sewer, water, and secondary of 2550 North. Pineview has lines on 2550 North. An application for services would need to be applied for since this parcel is not in their district. The impact fee would need to be paid as well. The parcel is within Pineview boundaries but has no current services. This is currently one parcel. The proposed would divide it into three (3). There is a manhole near the property.

Mr. Satterthwaite asked for more detail on the submittal process. Ms. Knight said there is an application up front which would include a public hearing for the zoning change. Then the project will go through some negotiation committee meetings to work out the requirements. After the zoning change is approved, the process is streamlined from there. Ms. Knight referred to HCMC §11.11 when reviewing the application submittal process. This ordinance has an extensive mixed-

use checklist which she will send to Mr. Satterthwaite. Mr. Robertson confirmed the sewer line, a main trunk, which belongs to Central Weber Sewer resides along 2550 North. The developer would need to provide availability letters from utility entities as part of the application process; Rocky Mountain Power, Dominion Energy, Central Weber Sewer, Bona Vista for culinary water, and Pineview for secondary water.

Mr. Satterthwaite asked about the building design and if creating this as a flex space would be an issue with his future clients. Ms. Knight reviewed the code HCMC §11.11.030(2) – Commercial uses within this zone are businesses which only include: retail, food and beverage service, personal service, professional and/or medical services, fitness and/or recreation, educational and/or institutional, and commercial office space. However, if he decides to change this area to be straight commercial instead of a mixed-use then he would need to review HCMC §11.12.020(4) for which would be an allowed use. Road requirements will include the curb, gutter, and sidewalk to future use widths and city standards.

The committee decided access requirements will need to be reviewed depending on the direction the developer goes. HCMC §11.24.080 – Screening and Buffering Standards were briefly touched upon.

3. Discussion on Subdivision Amendment for Ascension Lutheran Church / Family Promise located at 1105 N Washington Blvd.

Tabled since no applicant appeared.

Matt Fox, Bona Vista, and Doug Jeppesen, Pineview, were excused.

4. Discussion on Oak Hollow Subdivision located at approximately 265 Larsen Lane.

Mr. McCombs stated he needed some clarification on the fire requirements for the hammerhead ending in front of lots 8 & 9. Mr. Barker stated the hammerhead does not need to be stubbed all the way to property line. Fire code requires 60 feet from center of road for 120 feet total.

Mr. McCombs asked for clarification on where the storm drain needed to connect. The committee replied the connection needs to go down 700 North and connect into the system on Wall. Mr. Shinsel explained the city does not have a storm drain system on 700 North. It will need to be connected at the commercial piece on the corner of 700 North and North Harrisville Road.

Mr. McCombs stated he will be working out easements for Four Mile Secondary Services. The committee reviewed options for secondary water connection placements. Concerns about running multiple utility lines on the Love property were discussed. Options were presented of how to facilitate the sewer, water, and secondary connections. It was agreed upon the access easement would need to be a minimum of 25 feet, but 30 feet is preferred. If Bona Vista needs to run their water lines in this area as well, the easement would need to facilitate their requirements as well.

5. Continuing Projects

Meeting was adjourned at 10:01 am.