

## Project Management Meeting Minutes

Harrisville City Office

Thursday, July 20, 2017

9:00 a.m.

### Attendance:

Matt Robertson (Engineer)  
Jeff Pearce (Council)  
Laurence Boswell (Land Use Coordinator)  
Sean Lambert (Public Works)  
Ryan Barker (Fire Marshall)  
Blake Carlin (Bona Vista Water)

### Visitors:

Brian Walters  
Boyd Walters  
Margene Walters  
Tyson Lord  
Gaylen Rose  
Ken Rose  
Bruce Baird  
Kathey Sprouse  
Sharron Belliston  
Ryan Christensen

1. Discuss in further detail the property proposed Eric Thomas to be located at 1525 North Washington Blvd.
  - a. Matthew Robertson shows some concerns about the turn-around access that will be used on the west side of the property. Matthew asks if there will be a catch basin there. Sean Lambert suggests a catch basin be placed there for water run-off. Ryan Christensen says the catch basin will be placed on the low spot of the asphalted turn-around. Matthew Robertson says the issue is that the asphalt will create an asphalt run away for the water, and the asphalt might eventually break up. Matthew suggests a concrete water way instead. Ryan Christensen will revise the plans and show more detail about the turn-around and catch basin.
  - b. Brian Walters shows concern for a 24 inch pipe that is receiving run-off from the subdivision on the east side of Washington. Matthew Robertson states that the pipe is currently plugged and is not receiving drainage from the east side. This is a drain that will eventually hook up to Mud Creek. It is North Ogden's responsibility. They will keep it plugged until they connect it. In the meantime, Ryan Christensen points out 3 ponds that will act as detention ponds for this new development and that will help with water run-off. Brian Walters claims that during the last storm, the detention ponds that are currently near the property did not hold water and resulted in flooding the irrigation drain, and then flooding his yard. Brian Shows pictures of McCormick's property flooding. Pictures were said to have been taken in 2008.
  - c. Brian also shows concern for this new development based on poor engineering from past developments. He is afraid that water run-off will affect his property. Another concern is fencing. Brian wants the developers to put up a chain link fence with the slates on it. Brian also voices concerns about kids jumping the fence, playing in the ditch and drowning, an issue that he does not want to be responsible for. Sharron Belliston claims that the water run-off comes through the property that will be developed and then collects on her property. Ryan Christensen states that by putting a pipe in the middle of the

property, the surface water will be controlled and redirected. Brian Walters is concerned that the water will be redirected and cause flooding on properties further west.

- d. Bruce Baird said that he has faith in the City engineer and that the water issues will be resolved. Bruce also states that he doesn't have to deal with Mr. Walters at all.
- e. Matthew Robertson states that the detention basins on the proposed development are designed to retain for the 100 years storm. The intent of their design is not to increase the amount of run-off. In the ditch there is run-off from UDOT which comes from Washington Blvd. The design of this proposed development will retain that run-off and then release it in a controlled manner.
- f. Ryan Christiansen summarizes, stating that the design of the detention ponds is to capture the water and release it at a reduced rate. They are adding surface area that is impervious, but are also allowing the water to run off into the basins and then create a controlled release rate.
- g. Matthew Robertson adds that the Chadwick property will still receive run off because North Ogden hasn't tied into the Mud Creek canal yet. Once they do, run off will improve.
- h. Brian Walters shows concerns about maintenance of the ditch. Who will maintain it? Tyson Lund states that he will address it in the development agreement. The ditch will remain an open ditch, but relocated. Through the property, the HOA will be responsible to maintain the ditch. Walters asks why can't the ditch remain where it is and the fence moved and be in the right away? Tyson says that the fence will be moved but will not interfere with the right away. It will be on the north side, and the ditch will be moved to the south. Walters says the ditch can't be moved because the utilities are there. Tyson said we will move the ditch as close to the utilities as possible. Other issues concerning the right away and property lines are brought up. Matthew Robertson states that such issues are civil issues and should be discussed elsewhere. He also suggests that the Walters hire a surveyor for property line issues.
- i. Mrs. Belliston is still concerned about water run-off into her property. Ryan Christensen says that the ditch near her property will be relocated and water will run off into that, not her property. Also, all the driveways on the proposed development will run into the road, not off the back of the property. Matthew Robertson suggests to put some yard drain boxes on the back of the yards to avoid any run off to the surrounding properties, like Mrs. Belliston's.
- j. Tyson Lund states that both ditches, the one near Mrs. Belliston's property and the one located near Walters property will both be piped. The developers will do their best to solve and water issues, but cannot fix all issues that were caused by past developments in the surrounding area.
- k. Mrs. Belliston asks if the development will be subsidized housing. Tyson Lund responds and states that he doesn't plan on it.
- l. Brian Walters asks about the emergency access. Is there a gate on that? Ryan Christensen says yes. Brian Walters asks about the snow removal for the right away. Ryan Barker states that as the fire marshal, the emergency access on the south side of the property is not necessary. It is a dirt road and the fire department will not use a dirt road.

- m. Mrs. Belliston asks about traffic. Ryan explains that the improvements for UDOT is to widen the right turn lane 14 feet. The other lanes out there will not be modified. Those are the improvements UDOT has set forth to handle the traffic. Mrs. Belliston is wondering if there will be a light there. Tyson Lund points out that is the plan in the future, but UDOT has control of Washington Blvd, and so it's in their control to put the light in or not. Mrs. Belliston asks about being land locked. There's a 60 foot cross access easement to access 1525 North. The turn-around discussed previously is just temporary. The road will eventually amend to 150 East.
- n. Brian Walters feels the need to walk the property to see how far the fence can be moved over and where the ditch can be straightened out.
- o. Mrs. Belliston – Will these be 2 stories? Tyson Lund says yes, according to the City Building Standards.
- p. Brian Walters asks how big the pipe would be for the ditch. – Mr. Walters. Matthew Robertson says most likely a 24 inch pipe.

Adjourned at 10:00 a.m.

Laurence Boswell, Land Use Coordinator