



Project Management Meeting

Harrisville City Office

Thursday, July 11, 2024 – 9:00 am

Present: Jennie Knight, City Administrator, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works Director, Brandon Green, City Planner, Ryan Barker, North View Fire, Todd Richins, Pineview, Trevor Baldon, Pineview, Tyler Seaman, Building Official, Nathan Averill, Planning Commission Chair.

Visitors: Glade McCombs, Paul Davis, Jill Sjoblom, LaRae Stuart.

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

1. Discussion on Oak Hollow Preliminary Plat review for property located at approximately 265 Larsen Lane – Glade McCombs

Brandon Green, City Planner, began the meeting by reviewing his redlines stating 275 East and Parcel A are the biggest items to discuss. There should be adequate parking for the pickle ball courts and common area. After some discussion it was decided to have this reviewed during the approval process to make certain there is adequate parking for visitors within the subdivision. Signage of no overnight parking to be placed in the common area parking and within the HOA rules. Other city planner comments to be addressed are 830 North needs to be 750 North instead, the fence line on 6-R and 11-R need to be removed, all property owners on surrounding parcels need to be updated, verify radius' match city standards and the common area amenities to be added to site plan on Parcel A. It was discovered by the committee the amenities are notated on the Landscape Plans.

Justin Shinsel, Public Works Director, stated the main concern on the engineering side is the irrigation system. The developer engineer and the owners of Warren Hollow need to meet to complete a size testing. This will verify the pressure for the irrigation system will be able to pump the water to Oak Hollow or if there needs to be a larger pump installed. Some discussion ensued on possibly having the irrigation lines running from the Warren Hollow pump house directly to Oak Hollow with a size reducer to make the lines 6" throughout the smaller development. However, this option will only be possible once the pressure has been verified. Ms. Knight added once the water shares and the irrigation specs are worked out the subdivision will need to be annexed into the Four Mile Special Service District. The water shares need to be equal to what Western Irrigation already has assigned to the property.

The committee moved onto discussion about the 18-foot utility easement on the Love property. Mr. McCombs would like to place the pressured irrigation, storm water, and sewer lines all within the 18' space. The committee decided this would be too many utility lines in one space and the easement would need to be limited to two (2) due to separation requirements of utilities lines by the state. Mr. McCombs to work out the easement with his engineer and propose another option for the next review.

Mr. McCombs asked what the next steps are. Ms. Knight said preliminary plat approval is through the Planning Commission. The annexation process will go before the City Council since they are the body for Four Mile Special Services District. Mr. Fogal will verify the annexation process for changes before sending the petition to Mr. McCombs.

2. Discussion on Summit View Phase 2 Preliminary Plat review located at approximately 125 W 1100 N. – Glade McCombs

Todd Richins, Pineview, said they have redlined both phases of Summit View. The only item left unclear is the water shares allocated for the property. These need to be verified along with petitioning to enter the Pineview District for service. The petition needs to be sent to Doug Jeppesen and Dan Johnson for approval.

Mr. McCombs said they have closed on the property for the project and have copies of the original share certificates since the Wahlen's were unable to find the originals. In the closing documents, they found an overlap in the boundary descriptions. There is one area which still needs to be corrected but they are working on it. Also, they have found an encumbrance on the Lewis Orton Family Trust property border. There is a fence placed 1.8 feet onto the property. The fence is not a simple fence and will not be easily moved. They are working with the property owner to rectify.

Mr. McCombs said they are seeking Preliminary Plat approval on phase 2. Mr. Green said the only hold-up he sees is the matter with the Tropp property. The committee does not feel comfortable moving this phase forward until this matter is resolved. It is possible to begin the review if there is an appraisal report and the Troop's sign off.

Mr. McCombs asked when they can have a pre-construction meeting for phase 1. Ms. Knight said they would need to have final approval first before the pre-construction can be scheduled. All redlines by city engineer and Pineview need to be corrected. Mr. Shinsel asked where the stream alteration permit is currently since this would be another hold-up. McCombs said their engineer, CRS Engineering, requested the information for the permit but have not heard back. This is for FEMA and for the stream alteration permits. Mr. Shinsel said the city will not allow the lots to be built on until the alteration permit is complete.

Mr. McCombs said they are waiting for Bona Vista review for Summit View. They sent back Oak Hollow but not Summit View. North View Fire concerns were if phase 2 is not completed soon then there will need to be a temporary turnaround. Mr. McCombs said they would do the grading first for the whole of the property to help accommodate this concern. Mr. McCombs asked if the radius of the streets and Lot 6-R are approved. Ms. Knight replied it is despite the dislike of the city engineer. Mr. McCombs concluded by expressing his appreciation for all the work the city employees do.

3. Discussion on proposed text change amendment to the cluster land use ordinance – Greg Montgomery

The committee discussed this item despite the applicant not being present. Mr. Green said the information provided is antiquated code. He feels there is better information out there to be represented. The cluster development and the ordinances have their place in cities, but there are

other ways to provide zoning options for developers through updated zoning ordinances and practices than what Mr. Montgomery suggests. Ms. Knight's suggestion is not to make any modifications to the code, but to look at repealing and replacing it with a newer, more updated code dealing with the city's unique in-fill properties. Mr. Green feels the city needs to look at other ordinances and other options instead of the proposed limitations. The committee agreed to work on a new in-fill / conservation / preserving open space type ordinance instead.

4. Discussion on possible development of parcels #17-063-0061 & 17-063-0012 - LaRue Stuart and Jill Sjoblom

Ms. Sjoblom introduced her project. She and her sister are looking at placing a possible flag lot on the back of the parcel #17-063-0061, 687 W 2550 N, and adjusting the lot line between the two parcels. Ms. Stuart clarified the discussion with her property, 687, is currently one and a quarter and she would like to extend it out into her sister's property, 705, to make it one and a half.

Ms. Knight said this can be completed through a subdivision process where the parcels can be subdivided. She asked for more clarification since the initial phone conversations were to have 705 rezoned to a RE-15. Now the request is to extend the boundary of 687. Ms. Sjoblom answered in the affirmative.

Ms. Knight said lot 705 is already non-confirming in the A-1-zone, which means it does not conform with the lot sizes required for that zoning. If more property is removed, it will make this property less conforming to our city code. A potential way to do what you are requesting is to rezone the property to RE-15. There is enough frontage to do a flag lot on that parcel. There is also enough acreage to create two lots and give the remaining to 687. However, the committee would need to know what the plans are for the buildings within the lot.

The committee discussed the possibilities available for the parcels. It was decided that 705 needed to remain at least 15,000 sq feet before any land is given to 687. Mr. Richins pointed out if there are new parcels made each parcel will require a separate connection for all the utilities.

5. Continuing Projects

No continuing projects presented.

Meeting adjourned at 9:56 am