

**Project Management Meeting  
Harrisville City Office  
Thursday, August 13, 2020  
9:00 a.m.**

**Attendance:**

Matt Robertson (City Engineer)  
Bill Morris (City Administrator)  
Glen Gammell (Public Works)  
Ronda Kippen (Community Planner)  
Chad Holbrook (Planning Commission)  
Grover Wilhelmsen (City Council Member)  
Matt (Bona Vista Water District)  
Ryan Barker (North View Fire District)  
Jennie Knight (City Recorder)

**Visitors:**

Doug Russell  
Linda Russell  
Tyler Nelson  
Heidi Wahlen  
Pat Burns  
Mike Bastian  
Garrett Woolsey  
Jack Wahlen  
Brent Pace  
Mike Glaser  
Wes Baker  
James Ries

**1. Discussion possible site plan for Wahlen Acres located at approximately 100 E 1100 N; parcel 11-033-0081. – Russ Wahlen**

Russ Wahlen said the main issue for discussion is the current mapping for the flood plain. Tyler Nelson explained there are two lots affected by Flood Zone “A”. He said there are many subdivisions where base flood elevation is shown with the house being built above that elevation. This is usually not a deal killer for them. Matt Robertson said the main issue is the creek has been realigned and is not where the flood plain shows on the map. Realignment of a stream requires a stream alteration permit. Also, Harrisville City Code does not allow any building in zone “A”. He would like the stream to line up with the map and insurance companies may require flood insurance. Bill Morris suggested correcting the stream to the original location and including this area in a trails map. Wahlen asked what the city did when 1100 North was completed. Matt Robertson said we received a stream alteration permit and only piped the creek; we did not move the location. Russ Wahlen outlined where the stream is currently located. Matt Robertson said the resident on the west side of this land pays flood insurance and would like to know if changes are made that might affect him.

Ronda Kippen explained the difficulty with trying to make a positive recommendation to Planning Commission and City Council when our ordinance does not allow building in this flood plain. Bill Morris again suggested they work this area into the trails system. Tyler Nelson said a LOMAR will cost too much and take too much time. Russ Wahlen asked if this can be piped. Matt Robertson said that may be okay, but will not remove the flood plain. Ronda Kippen said they could locate on the plan where the new stream is located and show that as a future development area as they work through the LOMAR requirement. That might also provide some funding to pay for the LOMAR. She suggested they be very up front with the legislators by telling them they are going through the process and then amend the development agreement to add those two lots after the LOMAR is approved. Bill Morris said he is open to that idea. Tyler Nelson showed some areas where homes have been built in flood “A” zones. Bill Morris said

many other cities in Weber County share the same ordinance requirements. He also pointed out FEMA must approve any changes the city makes to our ordinances affecting the flood plains. Matt Robertson said the proposed FEMA map is not changing the flood plain in this area. Bill Morris said he is not worried about the area flooding; we have to meet the appropriate requirements. Heidi Wahlen asked if the retention pond could be moved to the flood plain area. Matt Robertson said they would be fighting the drainage going upward. Tyler Nelson said this was designed around existing drainage, but they could rework the plan. Heidi Wahlen asked for confirmation this only affects one lot. Ronda confirmed this affects the corner of lot 32. She asked for a new concept plan and she can begin helping with a development agreement. Bill Morris said once the engineering is complete with outlining the flood plain and addressing those issues, they can begin working through the approval process.

## **2. Discussion possible site plan for Utah Mountain School located at approximately 840 N. Highway 89. – Brent Pace**

Brent Pace explained they have signed a lease with the school, they will be purchasing and developing the property to the north of Greenwood. They submitted a concept plan and gave the history of Boyer's involvement with building charter schools. This is a unique school situation and they have been conservative trying to look for the appropriate location. Greenwood would become a K-6 school instead of K-8 by feeding students into the junior high. Bill Morris said from a planning perspective, this area is zoned for a school. Matt Robertson said the parking area is butted up against the Wahlen property and the west property owner. Brent Pace said they have not had any discussion with the other property owners. Matt Robertson said there have been conversations with UDOT about access off Highway 89. Mike Glaser said UDOT has agreed to leave the Highway 89 access as ingress only. Matt Robertson asked what the dome shaped outlines on the site plan represent. Wes Baker explained the teaching model is for outside domes that will be used as classroom spaces. Brent Pace said the traffic flow pattern will bring all the traffic north to 1100 North with staggering start times for the schools to reduce heavy traffic times. This school would be a maximum of 450 students; adding Greenwood student population would be around 800 students total.

Glen Gammell asked for clarification on the original agreement for Greenwood to pursue access on 1100 North. Matt Robertson said UDOT is okay with leaving the Highway 89 access as ingress only. Glen Gammell asked about the possibility of a traffic light on 1100 North and Highway 89 and also 1100 North and Washington Blvd. Matt Robertson said the light is too close to Larsen Lane on the east side, and UDOT will not consider this until the traffic requires it on the west side. Matt Robertson said they city would like to be part of those conversations with UDOT. There were a few different options on what UDOT would approve. Brent Pace said from a traffic perspective, the ingress will be split for the junior high. He asked if Greenwoods cueing stays onsite. Glen Gammell pointed out there are between 20 to 25 cars on Highway 89 during drop off and pick up. Brent Pace said the area and length is longer than what they normally have and should accommodate stacking of cars onsite. Mike Glaser said they do not need this access to be a city street, just a driveway. Matt Robertson pointed out where the stub road is off of 1100 North and said this would have to be a shared access to not isolate any properties, which will have to come off of a city road. Bill Morris said from the planning perspective, this meets city standards, they will need to work out the engineering. Matt Robertson said they will need to contact Bona Vista for culinary water, Pineview water for secondary, North View Fire District, and Weber Morgan Health Department. Brent Pace said they will work out all of the land issues,

he asked if the city has any height restrictions and setbacks. Bill Morris referred them to the code requirements and said this requires Planning Commission approval; then they can apply for the building permit.

Matt Robertson pointed out if they decide to subdivide, they will have to go through city council. Bill Morris said this is all on one large lot, so a boundary line adjustment is not possible.

Heidi Wahlen asked if they could be invited to look over the site plan with this bordering their property. Bill Morris said they are welcome to step outside and have a discussion together. He said shared access can be worked out through the development agreement. Brent Pace said they can move the road to have a better access. Matt Robertson said they need to adjust their site plan. Heidi Wahlen asked if this would include teen driver traffic. Brent Pace responded that Charter High Schools are riskier from a real estate perspective, so there are no plans to have teen drivers. Bill Morris asked why Charter High Schools are risky. Brent Pace explained for schools K-6 there is one decider, for 7-9 there are several more, with high school level, they often compete with local public schools. With both Fremont and Weber High Schools being good schools, it is difficult to populate a Charter High School.

There was a short discussion on leaving some green space between the buildings. Brent Pace said there is nothing finalized with Greenwood and they are not completely settled on where the school will be located.

### **3. Discussion possible development options for property located at approximately 1234 N Harrisville Rd. – Mike Bastian**

Mike Bastian said he has this property under contract and they are trying to get started on a concept design. They understand that secondary water may be an issue, with no option for Pineview. Matt Robertson said this property is within Pineview district but they do not have any service lines on the west side of Highway 89, and this has been too cost prohibited. They may have to consider a private system. Mike Bastian asked if there is any way to cluster the houses. Bill Morris pointed out the cluster subdivision ordinance 11.16 which requires a minimum of 10 acres. Other utilities were discussed. Storm drain may have to tie into the LDS church. The ground water drains west past the house, they may need to maintain an easement with the house. Matt Robertson said he can send over some utility drawings. The house on North Harrisville Road may need to be removed for road access. With this many proposed homes, there will have to be two access locations. There is sewer in North Harrisville Road. Discussion on stub roads to the south properties. Mike Bastian asked if there is a possibility of a cluster of townhomes on the Highway. Bill Morris said this zone does not allow for multifamily dwellings.

Bill Morris suggested they start by contacting Pineview. Matt Robertson said there are other areas in the city where Pineview cannot service, and the city is looking to take over these private systems. Matt Robertson pointed out the turnout across Highway 89 from the western canal. The turnout also affects the owners to the west. Pineview service would be available on the west side if they brought it across the highway. There is a ditch they might be able to pressurize a system for development on the west side.

### **4. Discussion possible site plan for Warren Hollow located at approximately 217 E. Larsen Lane. – Pat Burns**

Bill Morris asked if Parcel "A" is for storm water or irrigation. Matt Robertson said they looked at creating a big pond where they can pump out of. Discussion about pipe size and LID measurements. Bill Morris reviewed the code standards and requirements for mixing storm water

and irrigation. James Ries said they will have a hydro dynamic separator. Matt Robertson said by bringing storm water into irrigation, they do not want to have issues with separating the water. Storm water calculations were reviewed. Matt Robertson has concern with sieving water for cleaning the water before pumping. James Ries said they would like to have a really deep sediment to settle out a lot of this out. Matt Robertson will review the new plan. Frontage of lots was discussed and straightening out the lot lines.

Matt Robertson asked about the easement with the Fields. Pat Burns said he talked with them a few weeks ago. Matt Robertson said we need proof that the sewer standards will be met before preliminary approval can be given. The turnaround standards were discussed and this must be asphalt. Glen Gammell said the road standard for temporary turn around has to be met for snow plowing needs; otherwise they will be tearing this up every year trying to snow plow. James Ries explained they can save on some asphalt costs due to the large pump house they have to install. Matt Robertson asked for more information on flow requirements, how much they can get from western. James Ries said this is included in the storm water study. They have two turns per week for filling the pond. They have not looked into exactly how the pump house will work. This will eventually be turned over to the city. Matt Robertson said the existing storm drain, comes across the highway. Glen Gammell said this runs to the west into the UDOT storm drain. Discussion about where the storm lines meet to run west. Matt Robertson expressed concern with drying up the storm water lines with ponding the irrigation water. This all needs to be reviewed to make sure the engineering will work. To combine irrigation and not lose more property for a detention pond. This will also allow reuse of storm water, which is what the state wants us to do.

Matt Robertson said the easements are necessary to move forward. There are also issues with splitting the lot that will be outside the subdivision. If the county surveyor is okay with this, but this will need to be sent to the county for review. This also needs to be reviewed by Bona Vista for culinary water.

##### 5. Continuing Projects.

No continuing projects were discussed.