



## Project Management Meeting Minutes

Harrisville City Offices

363 W Independence Blvd

Thursday, April 9, 2026 – 9:00 AM

**Present:** Jennie Knight, City Administrator, Grover Wilhelmson, City Council, Matt Robertson, City Engineer, Sarah Wichern, City Planner, Jack Fogal, City Recorder, Cynthia Benson, Deputy City Recorder, Tyler Seaman, Building Official, Ryan Barker, North View Fire, Kenny Hefflefinger, Bona Vista Water.

**Excused:** Bryan Fife, Public Works Director, Mark Wilson, Chief of Police, Angie Francom, Planning Commission Chair, Dan Johnson, Pineview.

**Visitors:** Glade McCombs, Lane Monson, Preston Mobius, Cody Rhees, Marv Farrell, Geneva Blanchard, Greg Montgomery.

Jennie Knight, City Administrator, began the meeting by having the committee members present introduce themselves.

### **1. Discussion on Summit View Phase 3 subdivision site plan located at approximately 122 East Larsen Lane.** – Glade McCombs, Cody Rhees

Glade explained the history of the project. Mr. Glade's team looked over concept to see if it met city standards. Researched flex home possibilities. His team could not make the numbers work. His team pulled back the density. Subdivision now sits at 50 units. His team moved a lot of the homes to single family patio homes and only kept town homes were abutting the commercial properties to the south and west. His team feels this is a good effort to satisfy the city's requirements. Street alignments are the same. Full width of main road called Summit Views Drive is now all the way through. Stubs in the same places as before. Berkley street will connect but the other to the east will dead end. His team revamped the footprints and town homes layout making it similar to phase 1 & 2. The intent all along had been to expand the Master Development Agreement (MDA) to include this portion. Cody Rhees, builder, explained the conversation he had with Mr. McCombs dealing with consistency with the other phases. He would rather keep the housing similar since the other phases were already being built. There will be one (1) HOA for the whole project. He would like to see this section be consistent with the other phases. He thought all the requirements of phase 1 were included with this phase as well such as the open space and amenities.

Ms. Knight explained that while the city received the plans for phase 3, the city council was in the process of adopting the affordable housing ordinance. With this ordinance, the city council were very specific with what density they would be comfortable allowing. This ordinance gives the staff a gauge of what the council wants. The density on this concept is more consistent with other phases since the density on phase 3 was more than what was proposed in the other phases.

Mr. McCombs thinks this new concept has a nicer flow which is more appealing and consistent with other phases. Numbers wise his team wants to keep the density as high as they can. This is

why they kept with the townhomes in the south and west. They are tying into all the amenities on phases 1 & 2 which they are aware is a concern for the city. There are a couple pocket park areas and trails in this phase. They added parking overall. He feels if they were to continue with street facing garages this would reduce the density numbers they could have.

Ms. Wichern said the requests from staff are from feedback back they have received from the council. The council is sticking to the six (6) units per acre. She said she is concerned that if the density does not meet the target density the council is comfortable with then they will receive some push back. She reviewed the setbacks. She liked the frontage of single-family homes being twenty-five (25) feet. She is concerned with corners meeting the setback requirement of twenty (20) feet. They may lose some density with this requirement. She asked what the garage sizes are. Mr. McCombs said the single car garages are twenty (20) to twenty-two (22) foot width. He pointed out where the single-car garages are. There are nine (9) total.

Ms. Wichern emphasized the city parking standards state there needs to be two (2) parking spaces behind the setback. With what is proposed, on the single car garages, there would not be a space for a second. She encouraged them to look at adding more onsite parking. She also has concerns with the sidewalks not being consistent throughout the development and not being able to have on street parking.

Matt Robertson, City Engineer, said they would need to review the whole project to see where the public streets are located. Mr. McCombs said the public streets are Summit Views and Berkley. The rest are private. Ms. Wichern added with no on-street parking and only one garage space, then there will need to be more parking which is equal to one (1) additional on-site parking space per unit. Driveways do not count as parking spaces because they are not behind the setback.

Mr. McCombs said there will be on-street parking. It will be challenging on the narrow streets. Ms. Wichern added there will be no on-street parking with the townhomes so those will need to have additional parking. In the ordinance there needs to be an additional parking stall for the townhomes. However, since this is an HOA with common areas then accommodation could be made in the MDA for this purpose. Ms. Wichern stated her main concerns are the setbacks, parking, and density. She is concerned with the density because the target is six (6) units per acre. This concept may be a harder sell to the planning commission and city council because they are expecting price points to meet that density.

The committee reviewed the sidewalks since they were not continuous. Mr. McCombs said the street layout and sidewalk layout are similar to other phases. Mr. Robertson said sidewalks need to be added to Berkley. Mr. McCombs said there are no sidewalks on the private roads. They are placing a rolled curb instead.

Mr. Robertson reviewed the two (2) park areas. He asked for these areas to be aligned with the others to create a walking path and connectivity between the two (2) to have the playground and open area in the same place. The group discussed the connection between the phases and the amenities provided in each phase. The committee asked Mr. McCombs to draw up all three phases connected together. Ms. Knight said this portion has not gone through the public process yet. It would be important to present this properly to show how the whole subdivision compliments each other. This is an amendment to the original MDA. Mr. McCombs said there are two things he sees

needs to be done here and that is the amendment to the MDA and a rezone the property because it is currently Agriculture (A-1).

The committee discussed the amenities in other phases. Mr. McCombs said the thing he likes about this subdivision is it is a walkable community. Anyone will be able to easily get to each end of the subdivision with little traffic. There will be 90 units total, all under one HOA.

Ms. Knight asked about the screening between the commercial and residential. Mr. McCombs said that he had not discussed this with the Butters yet. They discussed screening requirements against the other uses surrounding the property.

Mr. Robertson said they need to clean up road alignment for Berkley and continue right-of-way width of Berkley to the stub. He verified storm water placement on the Butters property and expansion of the basin at the bottom of the cal-de-sac on Marshal Lane. Engineering needs to look at design of roadways and storm water basin. The city needs copies of the agreement with the Butters for this. If the developer is not able to obtain an agreement, then they will need to support detention within this phase.

Mr. Robertson asked Bona Vista if there were any concerns with water needs. Kenny Hefflinger, Bona Vista, said no. They have tie ins on Berkley and Summit View. Their secondary is Pineview.

Mr. McCombs said with initial meetings they knew there would be an issue with the sewer flow for this subdivision which meant they would need to tie into the Butters property to the south. Mr. Rhees said they need to double-check this because with how far he is digging down for sewer connections they may have the flow to connect to Berkley.

The committee reviewed the remaining steps for approval. First, Mr. McCombs would need to incorporate the revisions given and turn the new site plan into the city allowing enough time for review, corrections, and noticing of the public hearing. The amendment for the MDA and the rezone can go through the process simultaneously. The public hearing and MDA would be first on the agenda with the zoning request second. The public hearing will be at the Planning Commission with final approval from the City Council.

## **2. Discussion on Dixon Creek Phase 3 Parks Master Plan Amendment located at approximately 1243 N Washington Blvd. – Preston Mobius**

Preston Mobius, developer, proposed an amendment the Dixon Creek MDA to include the EK Bailey property to the south as phase 3. He said this property will be an extension of phase 1 and phase 2. It will tie into the existing roads and be incorporated into the Dixon Creek HOA.

Ms. Knight said this is the first look for the team. The first thing they see is the all over density is too high at 8.4 units per acre. The density based off first phases were calculated from a larger portion. After explaining how the other phases were calculated, Ms. Knight said they have concerns with moving forward with phase 3 since the concept plan does not include any further commercial from Washington when Dixon Creek is a Mixed-Use Commercial (MU-C) development. Ms. Wichern said when they are looking at Mixed-Use Commercial, they are looking at a piece in isolation which would require 50% commercial, 50% residential, and 20%

open space. The committee admitted this is a unique project.

Mr. Mobius said it was his understanding the city council wanted commercial to the north. He asked if the commercial to the north was good enough for the density to be the same as other phases which is fourteen (14) units per acre. Ms. Knight asked Council Member Wilhelmsen how he felt. Council Member Wilhelmsen explained the council wants commercial but is not certain how it would fit with the already empty commercial pads in this area. The committee discussed the viability of commercial pads on this parcel and within the mixed-use ordinance. They reviewed questions about how large the commercial pads need to be, what to reserve the space for, and how much housing the council wants to see go in.

The discussion shifted to accessibility for the residents within the subdivision currently and for future development whether it be commercial pads or more residential housing. From discussion with UDOT the committee knows that they will require the access point to line up with Canfield Drive. UDOT is planning on putting a light in this area at some point. They discussed what a light or right in right out would look like for this parcel. The committee agreed that preapplication with UDOT for access points on Washington would be necessary to know what their requirements would be before moving forward.

The committee discussed possibilities of uses on the property such as commercial frontage, the Housing Affordability ordinance by way of single detached family homes, and the density calculations. They also discussed the potential of an exchange based on concerns with creating a viable commercial element within this phase.

Ms. Knight reviewed the mixed-use in the city since the council is not open to anymore town homes. The first project was in 2016 with a commercial pad. The pad is still vacant. The city council is upset. The council revamped the mixed-use ordinance to the current version. The next project was the golf course which was a huge project. The Copperwoods was another and is not laying out the way it was intended. Geneva Blanchard, representative for the builder, argued that the townhomes are being purchased quickly upon completion. They would rather see something donated as a benefit to the city then set aside an area for something they are not interested in or have the ability to build.

They also discussed a trail or walking path to connect phase 3 to the park with a potential lighted crosswalk to avoid jaywalking in the area. Council Member Wilhelmson said he likes the idea of possibly mixing up the uses meaning single family homes, town homes, and commercial.

The committee circled back around to the access point. Access would be emptying onto private roads from Washington. Perhaps a right in right out would be better. Kenny Hefflinger, Bona Vista, said they will need to tie into the 10" water line on Washington since the subdivision only has the 8" tie in on 1300 North. Ms. Wichern added there would need to be some kind of retention as well. Ms. Knight reviewed the next steps. Preapplication with UDOT to receive their vision for the area then the mayor would set up the mixed-use committee for the project.

The discussion ended with describing the overall feel of the neighborhood as positive despite the high density and increase of traffic. Mr. Mobius pointed out the sidewalk will be extended to the commercial along Washington and throughout this addition. Council Member Wilhelmsen said

the developer has placed a good product for this area. He would like to see the commercial aspect and for this piece to tie together with the rest of the area. He asked if there were any other phases. Mr. Mobius said on the new concept they would split it into two (2) phases. From the Horton side, they have no plans to further expand. Ms. Wichern asked if the developer or builder would be open to single family detached homes. Mr. Mobius said that single-family homes, from a price point, would be a no. For the price point the city desires they are already selling the townhomes for that. To make them single-family would raise the price much higher. Council Member Wilhelmsen can see this area as a good area for multiple products when taking in the grand scheme of what the council desires for Harrisville. They also discussed some in-kind options to meet the affordability ordinance and trail connectivity.

### **3. Discussion on potential townhouse development located at 431 North Harrisville Road. – Travis Allen**

Travis Allen, realtor, said he was looking at potential for this piece of property for seller who would like to receive the highest best use for the property. He wanted to know if there were any consideration for town homes or small single-family. Ms. Wichern said the property is small. For six (6) units per acre the city likes to see five (5) continuous acres. Current lot frontage is 120 feet. RE-15 requires 100 feet. Future use shows this whole area as commercial. Discussed possibilities how the mixed-use development could potentially work if surrounding properties were incorporated. Discussed the potential of a flex-space area for the property. Ms. Knight said this use is beginning to have a negative impact on the city due to parking issues that arise when tenants begin moving in. This is prime commercial area. The committee could see this area having high density if there is commercial support.

### **4. Continuing Projects.**

**Meeting adjourned at 10:23 AM.**