



Project Management Meeting

Harrisville City Office

Thursday, January 12, 2023 – 9:00 a.m.

Present: Michelle Tait, Mayor, Jennie Knight, City Administrator, Matt Robertson, City Engineer, Justin Shinsel, Public Works Director, Cynthia Benson, Deputy City Recorder, Ryan Barker, Fire Marshal.

Visitors: Glade McCombs, Sue Wilkerson, Lane Monson.

Jennie Knight, City Administrator, called the meeting to order and introduced everyone.

1. Discussion on proposed development of parcel #11-033-0087 located at approximately 127 West 1100 North (Wahlen Acres). – Glade McCombs

Jennie Knight began the discussion with verifying the parcel since the parcel numbers are different then the application. She turned the time over to Glade McCombs for him to present his ideas for the property. The Mixed-Use overlay for a residential use was discussed with options for amenities and specific uses for this zone along with how the negotiation process will appear throughout the approval process. Utility connections and fire code requirements were discussed with the group along with accesses to the property from 1100 North and through adjacent properties. The discussion ended with options for the section of Dixon Creek which runs onto this property and how the buffering would need to appear. Current zoning on the parcel is RE-15. Surrounding around the parcel is A, RE-15, and RE-10.

2. Continuing Projects.

The committee reviewed the Thornock Project presented by Glade McCombs in December. They are negotiating with the land owners surrounding the parcels presented at December meeting. The desire to build all the lots into a mixed-use overlay with a commercial element. Jennie Knight said this project would be eligible for this request. The developer would need to apply for an amendment change and a zoning map change to the future land use once they have the area defined. The 700 north properties discussed are RE-15. The properties on Washington discussed are Commercial. Ryan Barker said the developer would need to consider the cul-de-sac length and connection points meet all code requirements.

Meeting adjourned at 9:48 am.