

Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., September 8, 2021
Conducting: Chair Chad Holbrook

Commissioners:	Chad Holbrook, Chair	Staff: Bill Morris (City Administrator)
	Nathan Averill	Jennie Knight (City Recorder)
	Bill Smith	Cynthia Benson (Deputy Recorder)
	Kevin Shakespeare	Justin Shinsel (Public Works)
	Brenda Nelson	Matt Robertson (City Engineer)

Visitors: Jeremy Draper, Hafid Herrera, Genneva Blanchard, John Hansen, Marc Hansen

1. Call to Order.

Chair Holbrook called the meeting to order and welcomed all visitors.

2. Consent Approval – of Planning Commission minutes from August 11, 2021.

MOTION: Commissioner Smith motioned to approve the minutes of August 11, 2021 as presented. Commissioner Nelson seconded the motion. Voting was unanimous.

3. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 529; an ordinance vacating Montgomery Farms Phase 2 Utility Easement.

Bill Morris explained an easement was discovered during title search on the property being developed as Montgomery Farms Phase 2. The utility easement was previously recorded but the city is unaware of the purpose. This will be vacated to allow for the final subdivision approval. Although Planning Commission is accustomed to holding public hearings, state code requires the vacating of easement hearings be held at City Council level. Matt Robertson said there are no visible utilities on the property and he asked that all property owners be notified of the hearing.

MOTION: Commissioner Nelson motioned that to recommend adoption of Harrisville Ordinance 529; an ordinance vacating Montgomery Farms Phase 2 Utility Easement. Commissioner Smith seconded the motion. Voting was unanimous.

4. Discussion/Action/Recommend – to recommend final approval of Montgomery Farms Phase 2, a proposed 19-lot subdivision located at approximately 100 West 2200 North.

Bill Morris reviewed the City Engineer's memo. He explained an interlocal agreement is in process to address the sewer service on some of the North Ogden lots. He added this as item #6 to the Engineer's memo. The interlocal agreement will be finalized and adopted by City Council in October. Bill Morris added item #7 for a developer's agreement as well.

Commissioner Averill asked where the easement was located in the subdivision; Jennie Knight pointed out the proposed subdivision plans. Bill Morris further clarified that the city is not losing the utility easement since it will be moving into the public right-a-way to the east.

MOTION: Commissioner Averill motioned to recommend final approval of Montgomery Farms Phase 2, a proposed 19-lot subdivision located at approximately 100 West 2200 North, subject to the City Engineer's memo dated September 2, 2021 with the following conditions to be added; a development agreement and an interlocal agreement with North Ogden for the sewer services. Commissioner Shakespeare seconded the motion. Voting was unanimous.

5. Discussion/Action/Recommend – to recommend final approval of Ashlar Cove, a proposed 23-lot subdivision located at approximately 1100 North 325 West.

Matt Robertson reviewed his memo regarding the engineering issues. The major issue, explained in the memo, are the irrigation ditches that along the property. The Levi-Taylor Ditch and the Shurtliff Ditch. The plans outline this ditch to be piped within the boundary of the subdivision with a fenced and paved trail. He clarified the direction of the piping for irrigation access to ditch users and a trail system through the subdivision along with all the restrictions by state code. Another option is for the developers to negotiate irrigation easements on the ditch users' properties and move the ditch outside of the subdivision boundaries. This is his preferred method as the ditch should be aligned with the ditch users. If permissions are not granted, the ditch and access points will be placed with access to turn outs along the trail. The parcels would include the piped ditch area with the easement being dedicated to the ditch users and maintenance being granted to the city.

Another issue is Pineview Water does not serve this area due to the lack of infrastructure. Annexation to Four Mile Special Service District will need to be included in the development agreement to provide pressurized secondary water throughout the subdivision. An irrigation pond and the pressurized system will be created by the developer using their own water shares with the ability for the city to collect fees for the maintenance of the system. Utilities will be run through the Milne property driveway. The developer does have an access easement already in place for this purpose. Additionally, they have their access permit from UDOT. Sidewalk will be installed along HWY 89 and tie into the existing sidewalk to the north.

Commissioner Nelson asked about the detention basin and irrigation basin. Will they have water in them and will they be fenced? Matt Robertson explained the detention basin will not be fenced because it is under 3 feet in depth. The only time the detention basin would hold water would be during a large storm event. The irrigation basin will be fenced since water will hold water throughout the irrigation season. She asked if it is in the development agreement. Matt Robertson clarified it is in final drawings.

Commissioner Averill asked about obtaining the trail regardless of whether the irrigation ditch is piped. Matt Robertson stated that this is a discussion that city needs to have with the developer. Without the irrigation ditch being there, it would provide a nice amenity but is not necessary. The

trail does not connect to the city trail system necessarily. The trail is on the property of the lots backing it. The property owners need to fence off the trails area to protect and provide access for the ditch user.

Commissioner Shakespeare asked for clarification about the trail with regard to ditch users. Matt Robertson confirmed if property owners allow the easement on their own properties, the ditch would be moved outside the subdivision. He further asked about the talks with the ditch owners. Matt Robertson said the developer has discussed the easement with the property owners. Some of the language was changed because it sounded more like a standard utility easement. The verbiage change would allow an easement to the ditch user for access to the ditch and nothing more.

MOTION: Commissioner Nelson motioned to recommend final approval of Ashlar Cove, a proposed 23-lot subdivision located at approximately 1100 North 325 West, based on the City Engineer's memo dated September 2, 2021 with an additional item #7 entering a development agreement with Harrisville City. Commissioner Averill seconded the motion. Voting was unanimous.

6. Commission/Staff Follow-Up.

Jennie Knight asked for follow up on the Utah League of Cities and Towns conference to be held September 29-30, 2021. Bill Morris recommended that the commissioners attend to gain their training hours. The Land Use training is on the September 30th. Jennie Knight said for the commissioners to send her an email and she would get them registered for the training.

7. Adjourn.

Chair Holbrook adjourned by common consent at 7:26 pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair