



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, July 13, 2022 – 7:00 p.m.

Commissioners: Chad Holbrook, Chair
Brenda Nelson
Nathan Averill
Kevin Shakespeare
William Smith
Brad Elmer - Alternate

Staff: Jennie Knight (City Administrator)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works Director)
Matt Robertson (City Engineer)

Visitors: Blaine Burrows, Taylor Spendlove, Doug Palmero, Arnold Tait, Michelle Tait, Mark Apuna, Nikki Nunez, Devin Pettit, Chris Clark, Nancy Clark, William Scott, Jeri Knighton, Kyle Knighton, Michael Shinsel, William Scott, Craig Adam.

1. CALL TO ORDER

Chair Holbrook called the meeting to order and extended a welcome to all visitors.

2. CONSENT APPROVAL – of Planning Commission minutes from June 8, 2022.

MOTION: Commissioner Averill motioned to approve the Planning Commission minutes from June 8, 2022 as written. Commissioner Nelson seconded. The motion passed unanimously.

3. DISCUSSION/ACTION/RECOMMEND – to recommend preliminary approval of Dixon Creek Park Subdivision Phases 1-5.

Justin Shinsel, Public Works Director, gave an overview of the application. The City received the application for the Dixon Creek Project on Washington Blvd., roughly 200+ townhomes. Staff have reviewed the documents with the City Engineer. The developer is asking for preliminary approval on all five phases. The phases will be brought back separately for final approval as long as the concerns in the engineer memo are met. He noted staff recommend the project move forward.

Matt Robertson, City Engineer, advised there are three basins on the site plan. He explained they are underground and will be privately owned. One basin will be built with phase one but not the others. The other basins will be added during the remaining phases. Only one was included at this time because of the drainage. UDOT has given preliminary approval for access to Washington Boulevard. The developer is working with the Army Corp of Engineers and FEMA for creek realignment and on final approval with UDOT. Jennie Knight, City Administrator, said the units in the flood plain will need to be excluded per the Master Development Agreement (MDA), until the realignment is taken care of.

Commissioner Averill expressed his concern with the roads going through the subdivision. He asked if everything in the subdivision will be private. Justin Shinsel said the main road and the sewer

infrastructure will be public. The interior roads, maintenance, storm water, and water will be private and maintained within the HOA.

MOTION: Commissioner Averill motioned to recommend preliminary approval of Dixon Creek Park Subdivision Phases 1-5 subject to compliance with the Staff Memo dated June 30, 2022, the Engineer's Memo dated July 7, 2022, all other staff or agency requirements, in alignment with Harrisville Municipal Code. Commissioner Shakespeare seconded. The motion passed unanimously.

4. DISCUSSION/ACTION/RECOMMEND – to recommend final approval of Ben Lomond Views Subdivision Phase 2-A plat and improvement drawings.

Justin Shinsel gave an overview of the item for final approval, the Ben Lomond Views Subdivision Phase 2-A. There are still some issues to be resolved as noted in the Engineer Memo. Other agencies still need to give final approval. UDOT should be coming on the 20th to review the phase for final approval, including a minor storm drain easement to mitigate. Staff recommends the project to move forward.

Matt Robertson said the seven (7) items in his memo will need to be finalized as a condition before receiving City Council approval. The developer is working to correct issues now.

Jennie Knight noted the plan for the pond has been submitted. She reviewed the concept plan and explained how the developer will utilize the irrigation to fill the non-interactive pond with the commission.

MOTION: Commissioner Nelson motioned to recommend final approval of Ben Lomond Views Subdivision Phase 2-A plat and improvement drawings subject to compliance with Harrisville Municipal Code, the Staff Memo dated June 30, 2022, the Engineer's Memo dated July 7, 2022, and all other staff or agency requirements. Commissioner Smith seconded the motion. The motion passed unanimously.

5. DISCUSSION/ACTION/RECOMMEND – to grant preliminary approval of commercial site plan for Triple Peaks, LLC located at approximately 2440 N Highway 89.

Justin Shinsel explained the City received a site plan for a commercial development. There are still some outstanding issues to be addressed. He explained they are only recommending preliminary approval since they are not aware if the project is being presented as one phase or multiple phases.

Jennie Knight noted the City has received a new legal description and parcel map. The parcels to be combined for the entire project are 17-066-0062, 17-066-0049, and 17-066-0010.

Justin Shinsel gave an overview of the project and explained the project will include a Bar & Grill, outdoor swimming pool, reception center, an outdoor concession center, and two Astro-Turf soccer fields.

Matt Robertson stated the runoff will be caught in the drains and fed through the underground system into the basin, and the turf is artificial.

Mark Apuna, developer, explained the turf fields are the same as those in the University of Utah Eccles Stadium, the Trail Blazers, and the Raiders field in Vegas. The surface is permeable and will drain into the drainage infrastructure. He described the care plan for the project and noted the intention is to not use any water for the outdoor landscape outside of what city code requires.

Jennie Knight stated she is working with the developer and engineer on the improvements including the islands and xeriscaping. However, to meet the deadline for this meeting, the site plan presented in the application is what the commission will base their approval on. The developer has already corrected many of the items on the engineer/staff memo.

Mark Apuna explained the facility will manage their own fields. The idea is to have their own comp leagues for this area with bleachers in the middle. The intention is to have the fields useable for community events as well as sporting events.

MOTION: Commissioner Shakespeare motioned to grant preliminary approval of commercial site plan for Triple Peaks, LLC located at approximately 2440 N Highway 89, subject to compliance with Harrisville Municipal Code, the Staff Memo dated July 11, 2022 including amendments, the Engineer’s Memo dated July 11, 2022, all other staff or agency requirements as well as three parcels; 17-066-0062, 17-066-0049, and 17-066-0010, be combined into one tax id. Commissioner Averill seconded the motion. The motion passed unanimously.

6. COMMISSION/STAFF FOLLOW-UP.

Jennie Knight noted the city has been busy with more developments coming in. She stated the next city council meeting will be a public hearing for Truth In Taxation scheduled on August 2, 2022 at 6:00 PM. Forwarded items will be on the August 16, 2022 meeting.

Justin Shinsel explained Hansen and Associates have been hired to do the lot survey and the topographical survey for the new public works facility. The geotechnical report has also been completed. He is meeting with the architect to review the items to be included in the building and gain a better insight on exact sizes. The process should be completed within the next six months, hopefully breaking ground in January.

7. ADJOURN.

Chair Holbrook adjourned the meeting at 7:36 PM.

Chad Holbrook
Planning Commission Chair

Cynthia Benson
Deputy Recorder