



# HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100  
www.cityofharrisville.com

MAYOR:  
Michelle Tait

COUNCIL MEMBERS:  
Grover Wilhelmsen  
Steve Weiss  
Blair Christensen  
Max Jackson  
Kenny Loveland

## CITY COUNCIL AGENDA

363 West Independence Blvd  
January 11, 2022  
Join Zoom Meeting

<https://us02web.zoom.us/j/87121693579?pwd=ckQzZFFEVGdCZkxhZUx6UHIYYtQZz09>

Meeting ID: 871 2169 3579

Passcode: 394578

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**7:00 P.M. CITY COUNCIL MEETING**  
**Presiding: Mayor Michelle Tait**  
**Mayor Pro Tem: Steve Weiss**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & OPENING CEREMONY [Council Member Jackson]
3. OATHS OF OFFICE [Jennie Knight]
4. CONSENT ITEMS
  - a. Approve the minutes of December 14, 2021 as presented.
  - b. Mayor Pro-Tem
  - c. Advice and consent to appoint Planning Commissioners.
5. BUSINESS ITEMS
  - a. **PUBLIC HEARING** – Harrisville City Council will take comments for or against Harrisville Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city.
  - b. Discussion/possible action to adopt Harrisville Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city. [Bill Morris]
  - c. Discussion/possible action to adopt Harrisville Resolution 22-02; a resolution to adopt a purchase, lease and dedication agreement. [Bill Morris]
  - d. Discussion/possible action to grant preliminary approval for The Copperwoods Subdivision a 65-unit mixed-use development located at approximately 1956 North Highway 89. [Justin Shinsel]
  - e. Discussion/possible action to approve 750 West Public Works Building Concept Plan. [Justin Shinsel]
6. PUBLIC COMMENTS - (3 minute maximum)
7. MAYOR/COUNCIL FOLLOW-UP
8. ADJOURN

DATE POSTED: January 6, 2022

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website [www.cityofharrisville.com](http://www.cityofharrisville.com), and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL MEETING  
December 14, 2021  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Present:** Mayor Michelle Tait, Council Member Wilhelmsen, Council Member Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson, Council Member Kenny Loveland.

**Staff:** Bill Morris, City Administrator, Jennie Knight, City Recorder, Cynthia Benson, Deputy City Recorder, Justin Shinsel, Public Works, Mark Wilson, Police Chief, Rick Hill, Bailiff, Glen Gammell, Fleet Manager, Jesse Sainsbury, Public Works, Art Gorringer, Public Works, Tyler Vincent, Police, Nick Taylor, Police Detective, Alicia Davis, Police Sergeant, Corey Clark, Amy Horstmann, Court Clerk, Jessica Hardy, Finance Director, Dennis Moore, Assistant Chief Police, Lynn Fortie, Treasurer, Jackie VanMeeteren, Police Admin, Jesse Sainsbury, Public Works.

**Visitors:** Arnold Tait, Jessica Hardy, Mackey Smith, Deanna Aguilar, Carlos Aguilar, Tarah Spencer, Jennifer Moore, John Macedone, Jeff Ambrose, Jessica Clark.

**7:00 P.M. CITY COUNCIL MEETING**

**1. Call to Order.**

Mayor Tait called the meeting to order and welcomed all visitors.

**2. Opening Ceremony.**

Council Member Christensen conducted the opening ceremony.

**3. Oaths of Office.**

Oaths of office were administered to Corey Clark, Police Officer, and Dennis Moore, Assistant Chief, by Jackie VanMeeteren, Police Admin. Oaths of office were administered to Jessica Hardy, Finance Director, and Amy Horstmann, Court Clerk, by Jennie Knight, City Recorder.

**4. Consent Items.**

- a. Approve the minutes of November 9, 2021 and November 16, 2021 as presented.

**MOTION: Council Member Weiss motioned to approve the minutes of November 9, 2021 and November 16, 2021 as presented. Council Member Wilhelmsen seconded the motion. All Council Members voted aye.**

**5. Business Items.**

**a. ARPA Funding Presentation**

Mackay Smith outlined the City's plan to best leverage the ARPA funds given to the city to help with economic recovery. He explained if the money is not spent by the city, it will likely be given to larger entities to spend as they deem. The process taken was to appoint a staff liaison (Justin Shinsel), establish a council of staff and leadership to weigh the options, bring in an independent, third-party consultant (Mackay Smith), and regularly touch points to verify compliance with ARPA guidelines. The guiding principles were compliance, maximizing the impact in the community, and fiscal responsibility. For the city of Harrisville, the approach taken was for long term infrastructure.

The city is to receive two disbursements in the sum of \$406,000 at a time. The entire \$812,000 is to be spent by December 2024. A majority of the expenses will include infrastructure for the 750 West City Property, general street signage improvements, and reimbursement of staff and police payroll. The statutes allowing the expenditures were discussed. The next steps are the continued documentation of expenditures incurred, reconvening of council should additional aid be disbursed, with the Annual Project and Expenditure Report being due April 30, 2022. Council Member Christensen asked how much was already spent. Mackay Smith replied not much. The \$89,000 in Police Payroll reimbursement and the \$25,000 in Administration payroll reimbursement along with some minor consulting fees have already been allocated.

**b. Presentation on FY2021 Audit Report**

Jeff Ambrose presented the annual audit report and stated the city budget is in great shape with no debt. He reviewed key points in the report, explaining this is a clean report with only one finding which is one department went over budget and was reported. The city presented a response to the finding and all other requirements have been met.

**c. PUBLIC HEARING – Harrisville City Council will take comments for or against Harrisville Resolution 21-18; a resolution amending the city budget for FY 2022 in accordance with UCA §10-6-127.**

Jennie Knight updated Council on the wage study information requested since the last presentation. She also gave a brief overview of how the study was completed. A few months ago, Mayor Tait requested a wage study be done. After looking into several avenues on how best to accomplish this, the city purchased a subscription program where they were able to compare the current city employee wages against other cities of comparable staff size, geographical size and population. The Court Clerk position was shown since that was the most recent position replaced in the city. The wage dispersity was \$5.74 per hour for the Court Clerk position. Police Officer Training value was also discussed with the finding value to be \$16,724 per officer. Over the course of the last few years, the city has lost several officers. A graph was shown with the disparity's percentages per department. Future developments the city is anticipating were presented; eight proposed projects in various stages of approval. There are several budget items that will need to be amended to accommodate this Harrisville Wage Study. She asked Council to consider the impact this has had on the current staff and the wage disparity that is taking place and try to protect that so we can retain the current staff and the institutional knowledge lost when we lose staff. Mayor Tait asked if Lynn had anything to add. He said he had nothing to add.

**MOTION: Council Member Christensen motioned to open the public hearing relating to Harrisville Resolution 21-18; a resolution amending the city budget for FY 2022 in accordance with UCA §10-6-127. Council Member Wilhelmsen seconded the motion. All Council Members voted aye.**

No public comments were given

**MOTION: Council Member Weiss motioned to close the public hearing. Council Member Jackson seconded the motion. All Council Members voted aye.**

Council Member Jackson asked about any other potential disparity within other departments. Jennie Knight drew attention to the resolution on the proposed amendment in regards to the wage disparity. The next discussion item showed what the breakdown was. She further explained how the disparity reflected per department. This discussion led into the following item on the agenda; Harrisville Resolution 21-18; a resolution amending the city budget for FY 2022.

- d. **Discussion/possible action to adopt Harrisville Resolution 21-18; a resolution amending the city budget for FY 2022.**

**MOTION: Council Member Weiss motioned to adopt Harrisville Resolution 21-18; a resolution amending the city budget for FY 2022. Council Member Wilhelmsen seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

- e. **Discussion/possible action to adopt Harrisville Resolution 21-17; a resolution amending the authorized user for the Utah Public Treasurers' Investment Fund (PTIF).**

Bill Morris explained this resolution is to update our new employee, Jessica Hardy, who is replacing Lynn Fortie. Foster Bateman is already on the Utah Public Treasurers' Investment Fund (PTIF) and will remain.

**MOTION: Council Member Weiss motioned to adopt Harrisville Resolution 21-17; a resolution amending the authorized user for the Utah Public Treasurers' Investment Fund (PTIF). Council Member Christensen seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

- f. **Discussion/possible action to adopt Harrisville Resolution 21-19; a resolution adopting the Storm Water Management Plan.**

Justin Shinsel presented the updated Storm Water Management Plan. He said every five years the state requires the city to update their Storm Water Management. It is for how the city is to manage the storm water within the city. The section shown tonight was part of the 200-page plan. This is the written plan that is used to describe the various control measures and activities the permittee will undertake to implement the storm water management plan. Storm Water Management Plan. Minimum Control Measure (MCM) is the control measure on how we are going to handle our storm water. The city is the permittee through the state and the managing body of the storm water within the city. The city has 6 control measures; public involvement and participation, illicit discharge detection and elimination, construction site, long-term storm water

management, pollution prevention and good housekeeping. Part of the outreach to the community is to tag all the storm water systems within the city to inform our citizens. He reviewed the city responsibilities which include the storm water plan required by the state. There is one appendix that is new to the city which includes private developments that will have a private storm water management system. They will need to sign an agreement with the city for maintenance. Mayor Tait explained that the newsletters are distributed through the storm water funds.

**MOTION: Council Member Christensen motioned to adopt Harrisville Resolution 21-19; a resolution adopting the Storm Water Management Plan. Council Member Wilhelmsen seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

**g. Discussion/possible action to adopt Harrisville Resolution 21-20; a resolution adopting a Compensatory Time Off Policy.**

Justin Shinsel explained while visiting the wage study he had opportunity to offer COMP time to the employees. He suggested including as an option to employees instead of overtime pay. There is a maximum of 60 hours that will accrue at the rate of time and a half. Once the maximum is reached, the employee must be paid the overtime rate. Salaried employees are also eligible for COMP time but only at an hour for hour rate, no overtime. Council Member Weiss asked how long an employee is allowed to carry the time. Justin Shinsel said there is not expiration but they must use COMP time before paid time off and are not eligible if they are at the maximum vacation allowed under the employee's years of service.

**MOTION: Council Member Wilhelmsen motioned to adopt Harrisville Resolution 21-20; a resolution adopting a Compensatory Time Off Policy. Council Member Weiss seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

**h. Discussion/possible action to approve the purchase of new snow plows.**

Justin Shinsel explained while reaching out to prepare for the 2022 budget, with pricing of vehicles with the intent to purchase new snow plows, he was told dealerships are not getting the new 2022 trucks or snow plow trucks like they thought they would. He also found they are forgoing the

government contract. That would mean we wouldn't be able to purchase a new snow plow truck until 2023 if we are lucky. He found two trucks ready to go through Young because of an order that had been canceled. They only need to be fitted for the snow plows. If we purchase the trucks, it will give us an extra back up truck and allow us to sell an older gasoline truck that has been a part of the public works fleet for a while for possible surplus later. The money will come from Class C Road Funds. There would be no need to amend the budgets or bond. If the developments continue the way the city projects, we will only be adding more street surfaces and will need more trucks to service them. By purchasing the trucks now, the city will be ahead of the game and have a spare truck if needed. Mayor Tait asked if they come with all attachments needed. Council Member Jackson asked for the year and if they would be included on the state contract. Justin Shinsel said yes, the 2021 state contract. All the attachments will come with the trucks. The trucks are 2021. Bill Morris explained that Lynn Fortie includes the expenditure of these funds in the budget. This is brought back to the Council when the funds are being expended, and if they will allow him to purchase one or two trucks. Council Member Jackson asked the difference between the 1-ton and the 2-ton. Justin Shinsel explained the only difference is the 1-ton has four doors. The price would be \$134,000 for both trucks. He will look to surplus the old fleet truck at the end of the snow plow season.

**MOTION: Council Member Weiss motioned to approve the purchase of two new snow plows. Council Member Christensen seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

**i. Discussion/possible action to adopt 2021 Capital Investments Plan.**

Bill Morris reviewed the updated 2021 Capital Investments Plan. He said this is kind of like a wish list for the city. He reviewed the projects pending or completed within the last year, One-year projects, summaries, cost estimates and priorities, as well as the five-to-ten-year projects. Council Member Jackson asked Assistant Chief Moore about police radios. Assistant Chief Morris gave an overview of the telecommunications availability and a timeline should be available within the next couple of months. The encryption is ready to go once approved through the state which should be approved next week. Motorola and Harris systems are willing to give us substantial discount on the new vehicle radios. Discussion needs to occur on what kind of radios will be purchased. The current decision is to wait until the potential timelines are established. Mayor Tait asked if this item needed to be added to the Capital Improvements Plan for 2022. Bill Morris said it is currently on the five-to-ten-year plan with a \$200,000 projection of cost. Council Member Weiss asked to move this up to next year's plan. He would like to see it in the one-year plan so the city isn't caught off guard if the radios are required earlier than projected Council Member Jackson agreed. Assistant Chief Moore said the department is currently 5 years behind schedule for updating the radios. The current radios are encryption ready. They are waiting on set up which would cost about \$600 per radio to get the encryption chips and software.

**MOTION: Council Member Weiss motioned to adopt 2021 Capital Investments Plan. Council Member Jackson seconded the motion.**

**A Roll Call Vote was taken.**

<b>Council Member Loveland</b>	<b>Yes</b>
<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>

**Motion passed 5-0.**

**j. Discussion/possible action to adopt the 2022 Meeting Schedule.**

Jennie Knight presented the 2022 meeting schedule for City Council on the 2<sup>nd</sup> Tuesday of each month and Planning Commission on the 2<sup>nd</sup> Wednesday of each month assuming that the City Council and Planning Commission will be meeting once a month.

**MOTION: Council Member Christensen motioned to adopt the 2022 Meeting Schedule. Council Member Weiss seconded the motion. All Council Members voted aye.**

**6. Public Comments - (3 minute maximum)**

No Public Comments were given.

**7. Mayor/Council Follow-up.**

Mayor Tait reminded Council of the upcoming Santa at the Cabin event and that Oaths of Office will be administered at the January 11, 2022 meeting.

**8. Adjourn.**

**MOTION: Council Member Weiss motioned to adjourn the meeting. Council Member Wilhelmsen seconded. All Council Members voted aye.**

Meeting adjourned at 8:24 PM.

**ATTEST:**

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**MICHELLE TAIT**  
Mayor

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**JENNIE KNIGHT**

City Recorder

Approved this 11<sup>th</sup> day of January, 2022

**HARRISVILLE CITY  
RESOLUTION 22-01**

**SURPLUS REAL PROPERTY**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, AUTHORIZING THE  
SURPLUS OF CERTAIN REAL PROPERTIES OWNED BY THE CITY**

**WHEREAS**, Harrisville City (hereafter “City”) is a municipal corporation duly organized and existing under the laws of the state of Utah;

**WHEREAS**, *Utah Code Annotated §10-3-717* authorizes the City to exercise administrative powers by resolution;

**WHEREAS**, the City owns certain real properties identified as Weber County Parcel Numbers 11-016-0022 and 11-300-0010.

**WHEREAS**, the City desires to declare surplus certain real properties identified as Weber County Parcel Numbers 11-016-0022 and 11-300-0010.

**WHEREAS**, upon declaring surplus, the City desires to sell and receive fair market value for certain real properties identified as Weber County Parcel Numbers 11-016-0022 and 11-300-0010.

**WHEREAS**, in accordance with Utah Code §10-8-2(4), the City Council held its required public hearing on January 11, 2022, to surplus certain real properties identified as Weber County Parcel Numbers 11-016-0022 and 11-300-0010.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of Harrisville City, Utah, that real property owned by Harrisville City identified as Weber County Parcel Numbers 11-016-0022 and 11-300-0010 is hereby declared surplus and shall be sold at fair market value for the same.

**IT IS FURTHER RESOLVED** that this Resolution hereby authorizes the Mayor to execute any document to effectuate the sale and transfer of Weber County Parcel Numbers 11-016-0022 and 11-300-0010 including any other documentation necessary to effectuate this Resolution.

PASSED AND APPROVED by the Harrisville City Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
**MICHELLE TAIT**  
Mayor

\_\_\_\_\_  
**JENNIE KNIGHT**  
City Recorder

Municipal Council  
Roll Call Vote Tally

	Yes	No
Mr. Wilhelmsen	___	___
Mr. Weiss	___	___
Mr. Christensen	___	___
Mr. Jackson	___	___
Mr. Loveland	___	___

## Broker Property Review and Opinion of Value

August 7, 2020

Prepared by: Graig Griffin, SIOR, Shea Gillies – Windermere Commercial Real Estate

Property Type: Industrial  
Address: 1385 N Washington, Harrisville, UT 84404  
APN: 11-016-0022  
Size: 7,352 +/- square feet on 1.15 +/- Acres  
Zoning: RE-15  
General Plan GC

### Attributes:

The site is rectangular in shape and is bordered on the west by Washington Blvd., and on the other three sides by private residential property. The site is relatively level and is connected to public utilities. Access is off Washington Blvd. In addition to the noted building above, there are two open covered vehicle/supply sheds consisting of about 8,000 additional square feet with space for up to 14 additional large vehicles. The site is approximately 75% paved and is fully fenced with an electronic gate. The main building is a metal/block combo, insulated and in excellent condition. There is a small office area with reception and restrooms.

### Valuation Notes:

Highest and best use is light industrial as all of the property improvements have been designed for office/shop/storage. A typical user would be a general contractor or subcontractor using the property for their offices with outside storage of vehicles, equipment, and supplies. However, the general commercial as contemplated in the Harrisville City General Plan dated 2019 does not allow for outside storage of product or vehicles in GC zones so we recommend a change to the General Plan and with a concurrent rezone to MP-1 if the City Attorney believes this can be legally accomplished.

### Potential Challenges:

Entitlements for light industrial.

Timing of sale. Securing a viable sale early on might be accomplished using a sale-leaseback program wherein the City would contract then close on the property, securing its capital, then lease back the property at market rates until the new facility is ready to go.

**Estimated Value assuming no major issues or costs beyond comparable properties and a rezone to MP-1:**

**\$875,000** *(strongly suggest an MAI appraisal on all City property to be sold)*

Estimated time to evaluate potential challenges, rezone the site, and bring site to market: 180 Days

Estimated time to secure a sale: up to one year, depending on market and economic health, and time needed to move Public Works to its new home

Property Aerial



## Broker Property Review and Opinion of Value

August 7, 2020

Prepared by: Graig Griffin, SIOR, Shea Gillies – Windermere Commercial Real Estate

Property Type: Vacant Land  
Address: 350 E 700 N, Harrisville, UT 84404  
APN: 11-300-0010  
Size: 1.0 +/- Acres  
Zoning: RS  
General Plan: GC

### Attributes:

The site is triangular in shape and is bordered on the south by 700 N, on the east by private property (AT&T site), and on the north by private residential property. The site is relatively level and is assumed to have reasonable access to public utilities. Access is off 700 N and there no access points noted at this time. The property is adjacent to the Walmart Supercenter Regional Shopping Center which lies just across 700N. It is unlikely that a cross access drive into the retail center would be permitted.

### Valuation Notes:

Highest and best use is general commercial as contemplated in the Harrisville City General Plan dated 2019. This would require a conforming rezone to General Commercial. The site's shape is inefficient, but not unworkable and we do not think it will be an issue on this property assuming other requirements such as ingress and egress could be accomplished and that utilities are in adequate capacity.

### Potential Challenges:

Utility location and capacity

The site is a block off 400 E and has little to no visibility from the that street or the area's retail nexus. This means that any user will likely need to be a "destination" operation where visibility is not as important.

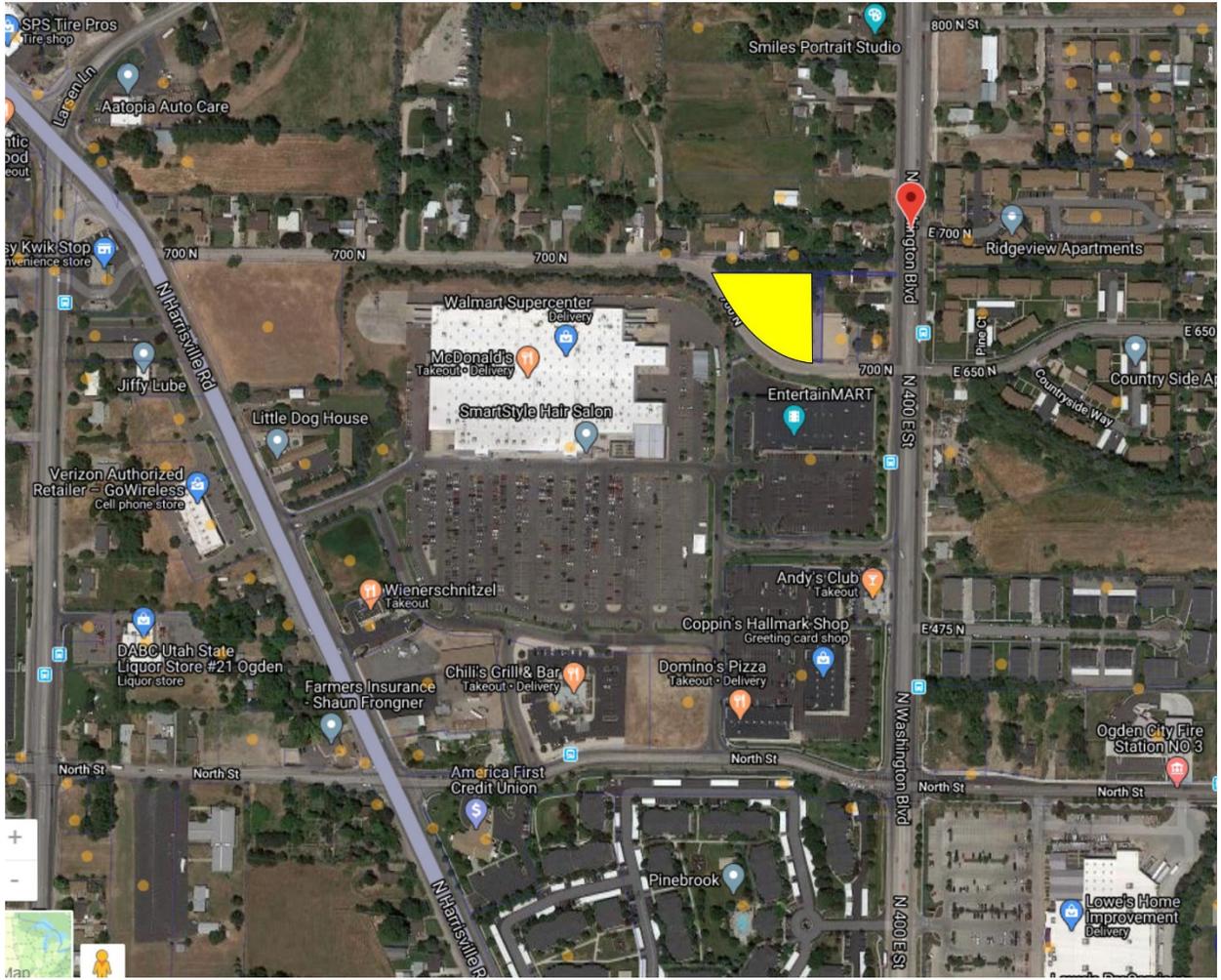
### Estimated Value assuming no major issues or costs beyond comparable properties:

**\$350,000** (*strongly suggest an MAI appraisal on all City property to be sold*)

Estimated time to evaluate potential challenges and bring site to market: 30 Days

Estimated time to secure a sale: up to one year, depending on market and economic health

# Property Aerial



**HARRISVILLE CITY  
RESOLUTION 22-02**

**ADOPT A PURCHASE, LEASE AND DEDICATION AGREEMENT**

**A RESOLUTION OF HARRISVILLE CITY, UTAH, ADOPTING THE PURCHASE,  
LEASE, AND DEDICATION AGREEMENT BETWEEN THE CITY AND THE SCOTT  
GROUP.**

**WHEREAS**, Harrisville City (hereafter “City”) is a municipal corporation duly organized and existing under the laws of the state of Utah;

**WHEREAS**, Utah Code Annotated §10-3-717 authorizes the City to exercise administrative powers by resolution;

**WHEREAS**, The Scott Group has applied for zoning approval for a Mixed-Use Commercial development that will improve the tax base of the City;

**WHEREAS**, Utah Department of Transportation (UDOT) is requiring the developer to obtain the necessary property for the construction of the future 1375 North Street to align with the street across the Washington Boulevard;

**WHEREAS**, Harrisville City and The Scott Group have negotiated a **PURCHASE, LEASE, AND DEDICATION AGREEMENT** for the purpose of providing the required property;

**WHEREAS**, in accordance with Utah Code §10-8-2(4), the City Council held it’s required public hearing on this exchange on January 11, 2022;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Harrisville City, Utah, that the attached **PURCHASE, LEASE, AND DEDICATION AGREEMENT**, as described in “Exhibit A”, is hereby approved and incorporated by this reference, and the Council hereby authorizes the Mayor to execute the Quit Claim Deed regarding property, and execute any other documentation necessary to effectuate this Resolution.

**PASSED AND APPROVED** by the City Council this 11th day of January, 2022.

\_\_\_\_\_  
**MICHELLE TAIT**

Mayor

**ATTEST:**

\_\_\_\_\_  
**JENNIE KNIGHT**

City Recorder

City Council Vote Tally:    Yes    No

Council Member Wilhelmsen \_\_\_\_\_

Council Member Weiss \_\_\_\_\_

Council Member Christensen \_\_\_\_\_

Council Member Jackson \_\_\_\_\_

Council Member Loveland \_\_\_\_\_

## PURCHASE, LEASE, AND DEDICATION AGREEMENT

This Purchase, Lease, and Dedication Agreement (“Agreement”) is entered into by and between Harrisville City, a municipal corporation of Utah, (“City”), and \_\_\_\_\_ (“Developer”). City and Developer are collectively referred to in this Agreement as the “Parties”. This Agreement shall be effective as of the date executed by City, as set forth below.

For the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **PREMISES.** The purchase of the premises shall comprise certain real property (including three buildings) located at: **1385 N Washington Blvd., Harrisville, Utah 84404** and legally identified in the attached Quit Claim Deed set forth in Exhibit “A” attached hereto and incorporated herein by this reference and collectively referred to as the “Premises”.
2. **PURCHASE AND LEASE.** Developer hereby agrees to purchase from City the Premises for the total amount of \$875,000.00 representing the Parties mutually agreed fair market value of the Premises based upon the Broker Property Review and Opinion of Value Property Market attached hereto as Exhibit “B” and incorporated herein by this reference as the “Market Value Purchase Price”. The Market Value Purchase Price is hereby reduced in the amount of \$225,000.00 to the **“Actual Purchase Price” in the amount of \$650,000.00**. Said reduction is based upon the City’s contributing \$225,000.00 to both the construction costs for the future 1375 North Street and in consideration of Developer leasing back the Premises to the City for a term of twenty-four (24) months from the effective date to allow time for the City to relocate to a new building to be constructed on property owned by the City 750 West in Harrisville City. City may opt to extend this lease, at no additional cost to the City, for an additional twelve (12) month term.
3. **PURPOSE.** The purpose of this Agreement is to allow the Developer to obtain the necessary property for the construction of the future 1375 North Street to align with the street across the Washington Boulevard as required by the Utah Department of Transportation for access to a future park and for access on a development project to the south proposed by the Developer.
4. **TERM.** The term of the lease portion of this Agreement is set forth in Paragraph 2 above. City may terminate the lease portion of this Agreement at any time without penalty by giving written notice to Developer.
5. **RENT.** The rent to be paid by City to Developer for the Term set forth in this Agreement is set forth in Paragraph 2 above.
6. **UTILITIES, TAXES, AND ASSESSMENTS.** To the extent permitted by applicable utility service providers, City shall maintain and pay all utility accounts applicable to the Premises. City shall pay, prior to delinquency, for all utilities, including, but not limited to: gas, electricity, water, sewer, residential solid waste and recycling, cable, internet, and other similar services or utilities to the Premises, as applicable, regardless of whose name the

accounts are in. Developer makes no representation or warranty as to any utilities or services and shall not bear any responsibility or liability in connection with such utilities or services, including but not limited to liability for service interruptions.

7. **LEASE REQUIREMENTS.** The Premises shall only be used and maintained as the City's public works facilities. City agrees to maintain the Premises in clean condition and in good repair at City's sole expense.
8. **MAINTENANCE AND REPAIRS.** City has had the opportunity to inspect the Premises and accepts the same "as-is" and as being in good order, condition, and repair. City shall be responsible, at City's expense, for maintaining the Premises in a clean, orderly manner, and shall maintain all equipment, fixtures, appliances, furniture, furnishings and any other personal property therein in good, clean, well-maintained condition, and may remove or salvage the same along with any structures on the Premises prior to termination of this lease portion of this Agreement. City shall also be responsible for maintaining the exterior, including the yard and any landscaping, in a reasonably neat, clean, and attractive condition, including without limitation mowing the lawn, and maintain irrigation. City acknowledges that Developer is not responsible for any maintenance or repairs whatsoever.
9. **DEDICATION.** The Developer may dedicate all or part of the Premises back to the City as part of the development set forth in Paragraph 3.
10. **ENTRY AND INSPECTION.** Developer may enter the Premises at reasonable times to conduct surveys or for the purpose set forth in Paragraph 3.
11. **DEPOSIT.** No deposit is required under this Agreement.
12. **ATTORNEY'S FEES.** In the event action is taken by either party to enforce this Agreement, or to enforce any rights arising out of the breach of this Agreement, the prevailing party shall be entitled to all costs incurred in connection with such action, including reasonable attorney fees and collection costs, with or without suit.
13. **WAIVER.** No delay or failure of Parties to enforce any part of this Agreement shall be deemed as a waiver.
14. **HEADINGS.** The heading used in this Agreement are for convenience purposes only and afford no legal right.
15. **MERGER.** This agreement survives the doctrine of merger as it may relate to the attached Quit Claim deed.
16. **GOVERNING LAW.** This Agreement is governed by the laws of Utah and any suit under this Agreement shall be made in the Second District Court, State of Utah.

17. **SEVERABILITY.** Should any provision of this Agreement be held invalid or unenforceable, the remainder of the Agreement shall not be affected thereby and shall continue in full force and effect.
18. **NOTICES.** All notices shall be given by mailing the same, postage prepaid, to Harrisville City at the Premises or to the Developer at the address shown below Developer's signature or at such other places as may be designated by a party in writing.
19. **IMMUNITY.** City is afforded full governmental immunity as provided by law.
20. **DEFAULT.** The Parties shall have all remedies at law and in equity in the event of default of either Party under this Agreement, including the Developer failing to develop the proposed project to the south under Paragraph 3. In the event the Developer fails to develop the project, in accordance to Paragraph 3, the developer will maintain ownership of the property as is and will hold the City harmless.
21. **TIME.** Time is of the essence in this Agreement.
22. **SECURITY.** Notwithstanding anything herein to the contrary, the Parties hereby expressly acknowledge that the City shall be solely responsible for the safekeeping of City's property, and Developer shall have no liability in connection therewith.
23. **ALTERATIONS.** City may make alterations to the Premises as needed and salvage any item or building on the Premises.
24. **INSURANCE.** City is advised and understands that the personal property of City is not insured by the Developer against any damage or loss, and City agrees that Developer shall have no liability in connection with any such damage or loss. City shall procure insurance to protect the City's property and for liability claims.
24. **ASSIGNMENT AND SUBLETTING.** City shall not assign this Agreement or sublet any portion of the Premises.
25. **ENTIRE AGREEMENT.** This document constitutes the entire agreement and may be modified or amended only by written agreement signed by both Parties. There are no oral agreements between the Parties.

**IN WITNESS THEREOF,** the Parties have caused this Agreement to be executed on the dates set forth below.

***This is a binding legal document. Tenant acknowledges reading all of this agreement carefully, and obtaining advice of counsel, if desired, before signing.***

**SIGNED:**

**DEVELOPER:**

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

**HARRISVILLE CITY:**

\_\_\_\_\_  
Michelle Tait  
Mayor

**ATTEST:**

\_\_\_\_\_  
Jennie Knight  
City Recorder

\_\_\_\_\_  
Bill Morris  
City Attorney

**SCHEDULE OF EXHIBITS**

Exhibit A: Quit Claim Deed

Exhibit B: Broker Property Review and Opinion of Value

WHEN RECORDED, MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**QUIT CLAIM DEED**

HARRISVILLE CITY aka CITY OF HARRISVILLE, GRANTOR, a municipal corporation, County of Weber, State of Utah, HEREBY QUIT CLAIM to \_\_\_\_\_, GRANTEE, a \_\_\_\_\_, of County of Weber, State of Utah, in accordance with Resolution 22-02, for the sum of ten and no/100 (\$10.00) dollars, and for other good and valuable consideration, the following tract of land in Weber County, State of Utah:

**Weber County Parcel No.: 11-016-0022**

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 656.7 FEET WEST AND 1895 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION; RUNNING THENCE WEST 407.85 FEET; THENCE NORTH 25° 51' WEST 122.15 FEET; THENCE EAST 416 FEET, MORE OR LESS; THENCE SOUTH 122 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.15 ACRES, M/L.

WITNESS the hand of said Grantor, this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MICHELLE TAIT,  
Mayor, Harrisville City

STATE OF UTAH                    )  
                                              : ss.  
COUNTY OF WEBER            )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me MICHELLE TAIT, in her capacity as Mayor of Harrisville City, and did execute the forgoing Quit Claim Deed in her authorized capacity.

\_\_\_\_\_  
NOTARY PUBLIC

## Broker Property Review and Opinion of Value

August 7, 2020

Prepared by: Graig Griffin, SIOR, Shea Gillies – Windermere Commercial Real Estate

Property Type: Industrial  
Address: 1385 N Washington, Harrisville, UT 84404  
APN: 11-016-0022  
Size: 7,352 +/- square feet on 1.15 +/- Acres  
Zoning: RE-15  
General Plan GC

### Attributes:

The site is rectangular in shape and is bordered on the west by Washington Blvd., and on the other three sides by private residential property. The site is relatively level and is connected to public utilities. Access is off Washington Blvd. In addition to the noted building above, there are two open covered vehicle/supply sheds consisting of about 8,000 additional square feet with space for up to 14 additional large vehicles. The site is approximately 75% paved and is fully fenced with an electronic gate. The main building is a metal/block combo, insulated and in excellent condition. There is a small office area with reception and restrooms.

### Valuation Notes:

Highest and best use is light industrial as all of the property improvements have been designed for office/shop/storage. A typical user would be a general contractor or subcontractor using the property for their offices with outside storage of vehicles, equipment, and supplies. However, the general commercial as contemplated in the Harrisville City General Plan dated 2019 does not allow for outside storage of product or vehicles in GC zones so we recommend a change to the General Plan and with a concurrent rezone to MP-1 if the City Attorney believes this can be legally accomplished.

### Potential Challenges:

Entitlements for light industrial.

Timing of sale. Securing a viable sale early on might be accomplished using a sale-leaseback program wherein the City would contract then close on the property, securing its capital, then lease back the property at market rates until the new facility is ready to go.

**Estimated Value assuming no major issues or costs beyond comparable properties and a rezone to MP-1:**

**\$875,000** *(strongly suggest an MAI appraisal on all City property to be sold)*

Estimated time to evaluate potential challenges, rezone the site, and bring site to market: 180 Days

Estimated time to secure a sale: up to one year, depending on market and economic health, and time needed to move Public Works to its new home

Property Aerial



# MEMORANDUM



CONSULTING ENGINEERS

---

TO: Harrisville City Council

FROM: Matthew L. Robertson, P.E.  
City Engineer

RE: **COPPERWOODS MIXED-USE SUBDIVISION**  
**Preliminary Plat Submittal**

Date: January 5, 2022

---

Our office has completed a review of the preliminary plat and improvement plans for the Copperwoods at Harrisville mixed-use subdivision located on Highway 89 between 2000 North and 2150 North. This property was recently re-zoned to MU-C (Mixed-Use Commercial) and is proposing to construct 65 townhomes and 1 commercial building. The development will include private drives and parking areas and no new city streets or rights-of-way are being proposed. We have reviewed the preliminary plat and improvement drawings and they generally conform to the City public works standards and engineering requirements. We recommend preliminary approval at this time subject to the following items being completely addressed prior to final approval:

## **PRELIMINARY PLAT**

1. Add street names and addresses for the lots as provided by our office.
2. Obtain approval of the subdivision plat from the Weber County Surveyor's office.

## **SITE PLAN/ROADWAY**

3. A concrete curb median will be installed on 2000 North to prevent left hand turns in and out of the development due to the proximity to the intersection on the highway. Include a stop sign and no left turn sign at the exit from the development and a stop sign on the exit on 2150 North. Also need to extend solid double yellow striping on 2000 North from the existing striping to the concrete median.
4. Extend the 6' sidewalk along the back of curb on 2000 North to the east end of the development instead of leaving the park strip as shown.
5. The existing park strip on 750 West and 2150 North needs to be landscaped and maintained by the HOA. Coordinate type of landscaping with the City and show on the landscape plan.

## **CULINARY WATER**

6. Approval of the plans has been obtained from Bona Vista Water.

## **SANITARY SEWER**

7. The 8" sewer main through the development will be owned and maintained by the City. Ensure that City standards are followed for the construction of the new main line and connection to the existing sewer manhole.

## **SECONDARY WATER**

8. Approval of the plans has been obtained from Pine View Water.

## **STORM DRAIN**

9. A storm water quality report per the guidelines in the State of Utah LID Manual was submitted but appears to have errors. The infiltration rate of the Type D soils is much higher than the typical for clayey soils (0.06-0.1 in/hr). The report also states that the retention requirements will be met with the installation of rain gardens. There are no details on the plans of how these rain gardens will be constructed – rain gardens typically require a certain type of vegetation, bioretention soils, and gravel. The plans need to show details of how this will work. See further comments on the review set of plans.
10. Since the new “Pond A” is connected to the existing city detention pond, the overflow elevations of the two ponds should match.
11. The new 36” RCP which is being installed in the ditch should extend all of the way to the west manhole or a new manhole should be installed where the existing pipe and new pipe meet. Also, per city standards a 6’ diameter manhole is required on 36” pipe.
12. Specify the kind of fence that will be used for the “removable fence” along the ditch on the east side of the project.

## **GENERAL**

13. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.
14. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval.

Please let me know if you have any questions.

# THE COPPERWOODS AT HARRISVILLE

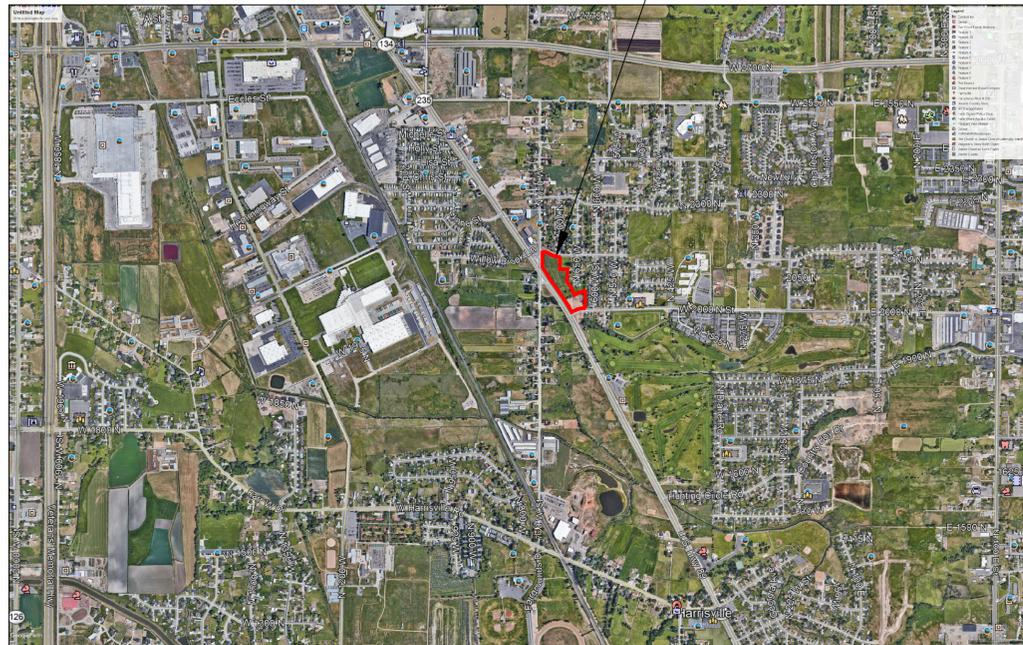
PART OF THE SE QUARTER OF SECTION 31  
TOWNSHIP 7 NORTH RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY  
1956 NORTH HWY 89  
HARRISVILLE, UTAH  
INDEX SHEET



ALLIANCE CONSULTING ENGINEERS  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
alliancelogan@yahoo.com



PROJECT



VICINITY MAP

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	EXIST/DEMO PLAN
3	SITE MASTERPLAN
4	SITE DIMENSIONS
5	SITE DETAILS
6	UTILITY PLAN
7	DRAINAGE CALCULATIONS
8	DRAINAGE PLAN
9	GRADING PLAN
10	LANDSCAPE PLAN

**OWNER/DEVELOPER**  
**DIRECT HOMES**  
**JAKE THOMPSON**

**CIVIL ENGINEER**  
**ALLIANCE CONSULTING ENGINEERS, INC.**  
**150 EAST 200 NORTH SUITE P**  
**LOGAN, UTAH 84321**  
**435-755-5121**

**GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, APWA, HARRISVILLE CITY STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
- CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC & PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
- CONTRACTOR SHALL REPLACE SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
- DIMENSIONS SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN THE PLANS.
- THRUST BLOCKS SHALL BE PLACED ON WATERLINES AT ALL DIRECTION CHANGES, FITTINGS, BENDS, ELBOWS, FIRE HYDRANTS AND GATES VALVES AS SHOWN IN THE PROJECT PLANS.
- CONTRACTOR IS REQUIRED TO HAVE A SET OF APPROVED PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
- ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
- THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE WATER SYSTEM WITH THE BONA VISTA WATER DISTRICT.
- ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL A NOTICE OF TERMINATION IS APPROVED BY AND ISSUED BY THE STATE FOR THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
- ALL GATE VALVES SHALL BE LOCATED PER BONA VISTA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, HARDWARE, LABOR, ETC. TO CONSTRUCT VERTICAL AND HORIZONTAL BENDS IN PIPE AS NEEDED TO MEET THE REQUIRED GRADES, ALIGNMENTS AND COVER REQUIREMENTS.
- ALL AIR RELEASE VALVES SHALL BE INSTALLED AT THE CREST OF THE VERTICAL CURVATURE OF THE WATER LINE. CONTRACTOR SHALL RECORD ACTUAL LOCATION OF VALVES ON FIELD RECORD DRAWINGS.
- THE CONTRACTOR SHALL SCHEDULE WITH PLEASANT VIEW CITY FOR SEWER AND WATER UTILITY INSPECTIONS PRIOR TO BACKFILLING.
- ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, CHLORINATED AND APPROVED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.

NO.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : \_\_\_\_\_ DRAWN : \_\_\_\_\_  
CAD FILE : \_\_\_\_\_ PROJECT NO. : \_\_\_\_\_

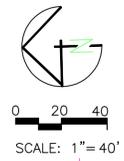
PROJECT TITLE  
**THE COPPERWOODS AT HARRISVILLE**  
PART OF THE SE QUARTER OF SECTION 31  
TOWNSHIP 7 NORTH RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY  
1956 NORTH HWY 89  
HARRISVILLE, UTAH

DRAWING TITLE  
**INDEX SHEET**

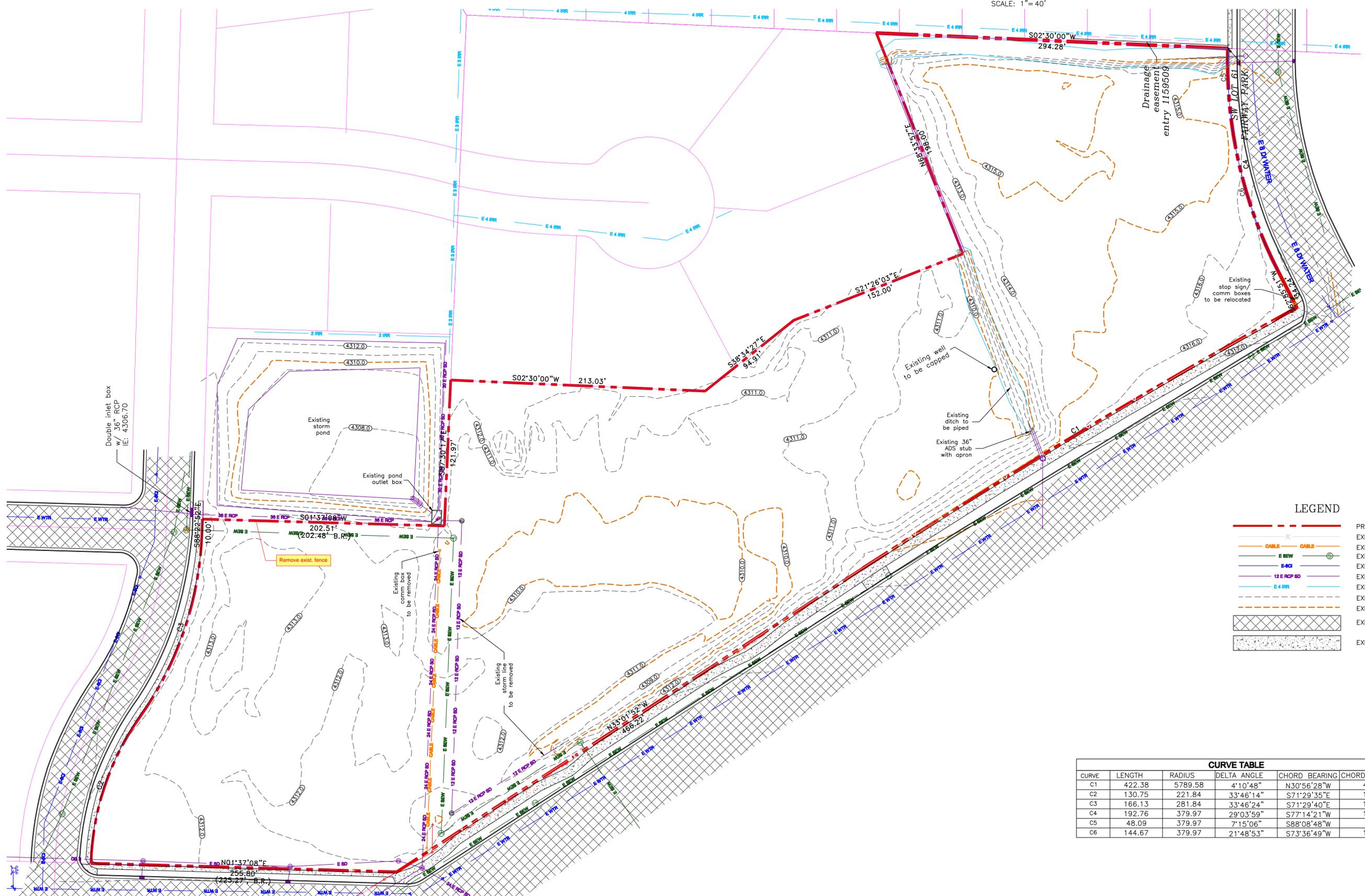
DATE : SEPT, 2021  
DRAWING No. : 1

# THE COPPERWOODS AT HARRISVILLE

## EXIST/ DEMO PLAN



**ALLIANCE CONSULTING ENGINEERS**  
 150 EAST 2000 NORTH SUITE 'P'  
 LOGAN, UTAH 84321  
 (435) 755-5121  
 allianceengr@allcnc.com



**LEGEND**

	PROPERTY BOUNDARY
	EXISTING FENCE
	EXISTING CABLE/PHONE
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORM
	EXISTING IRRIGATION
	EXISTING MNR CONTOUR (1')
	EXISTING MNR CONTOUR (5')
	EXISTING ASPHALT
	EXISTING CONCRETE

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	422.38	5789.58	4°10'48"	N30°56'28"W	422.29
C2	130.75	221.84	33°46'14"	S71°29'35"E	128.87
C3	166.13	281.84	33°46'24"	S71°29'40"E	163.74
C4	192.76	379.97	29°03'59"	S77°14'21"W	190.70
C5	48.09	379.97	7°15'06"	S88°08'48"W	48.06
C6	144.67	379.97	21°48'53"	S73°36'49"W	143.80

NO.	REVISIONS/ SUBMISSIONS	DATE

PROJECT TITLE  
**THE COPPERWOODS AT HARRISVILLE**  
 PART OF THE SE QUARTER OF SECTION 81  
 TOWNSHIP 7 NORTH RANGE 1 WEST  
 SALT LAKE COUNTY MERIDIAN  
 1956 NORTH HWY 89  
 HARRISVILLE, UTAH

DRAWING TITLE  
**EXIST/ DEMO PLAN**

DATE : SEPT, 2021  
 DRAWING No. **2**



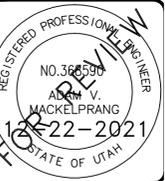
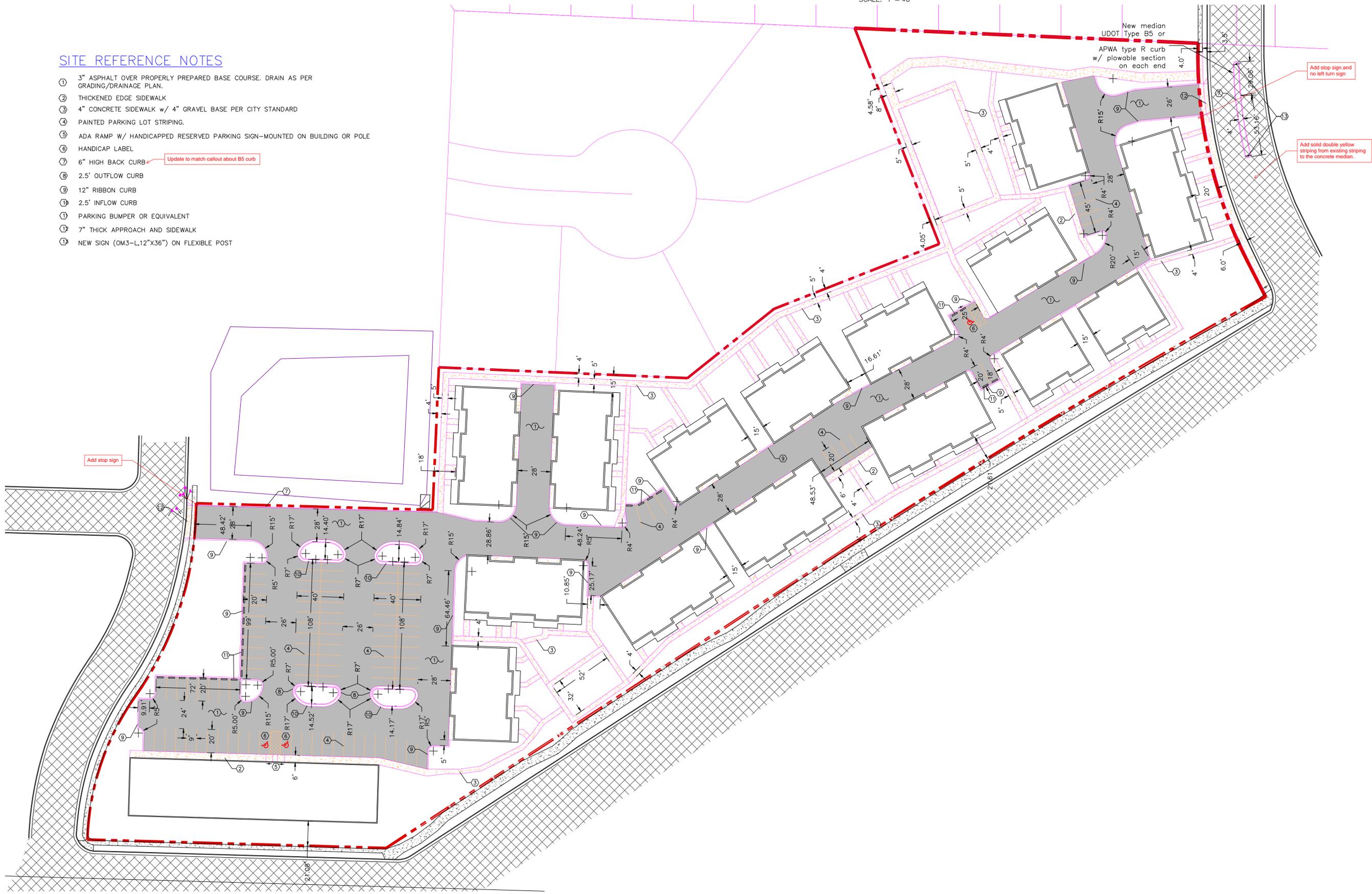
# THE COPPERWOODS AT HARRISVILLE SITE DIMENSIONS



0 20 40  
SCALE: 1" = 40'

## SITE REFERENCE NOTES

- ① 3" ASPHALT OVER PROPERLY PREPARED BASE COURSE. DRAIN AS PER GRADING/DRAINAGE PLAN.
- ② THICKENED EDGE SIDEWALK
- ③ 4" CONCRETE SIDEWALK w/ 4" GRAVEL BASE PER CITY STANDARD
- ④ PAINTED PARKING LOT STRIPING.
- ⑤ ADA RAMP W/ HANDICAPPED RESERVED PARKING SIGN—MOUNTED ON BUILDING OR POLE
- ⑥ HANDICAP LABEL
- ⑦ 6" HIGH BACK CURB Update to match callout about B5 curb
- ⑧ 2.5' OUTFLOW CURB
- ⑨ 12" RIBBON CURB
- ⑩ 2.5' INFLOW CURB
- ⑪ PARKING BUMPER OR EQUIVALENT
- ⑫ 7" THICK APPROACH AND SIDEWALK
- ⑬ NEW SIGN (OM3-L,12"x36") ON FLEXIBLE POST



ALLIANCE CONSULTING  
ENGINEERS  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
alliancelogan@ahcc.com

NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE  
**THE COPPERWOODS  
AT HARRISVILLE**

DRAWING TITLE  
**SITE DIMENSIONS**

DATE : SEPT, 2021  
DRAWING NO. **+**



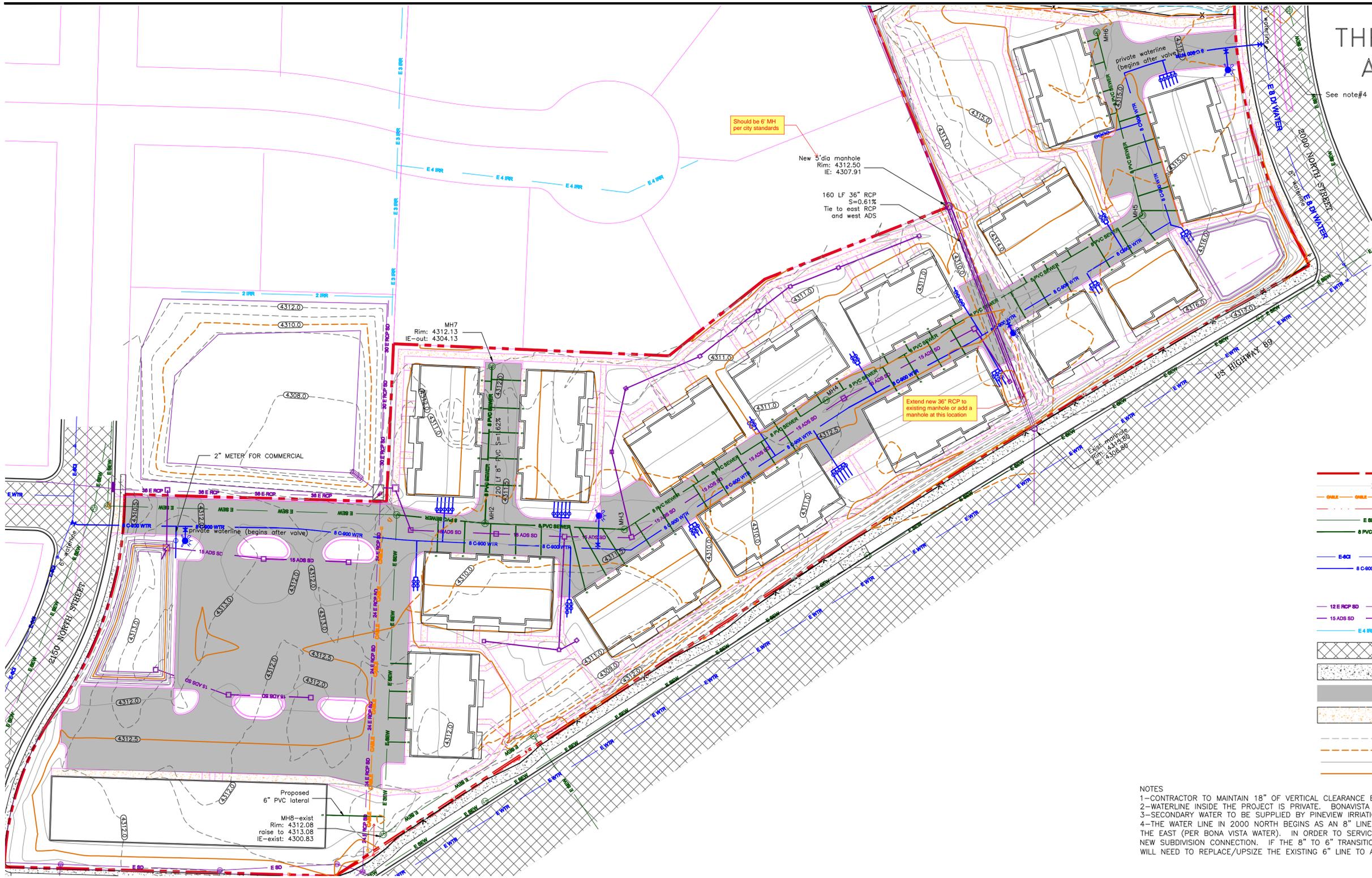
# THE COPPERWOODS AT HARRISVILLE UTILITY PLAN



ALLIANCE CONSULTING  
ENGINEERS  
150 EAST 2000 NORTH SUITE 'P'  
LOGAN, UTAH 84321  
(435)755-5121  
allianceengr@allianceengr.com



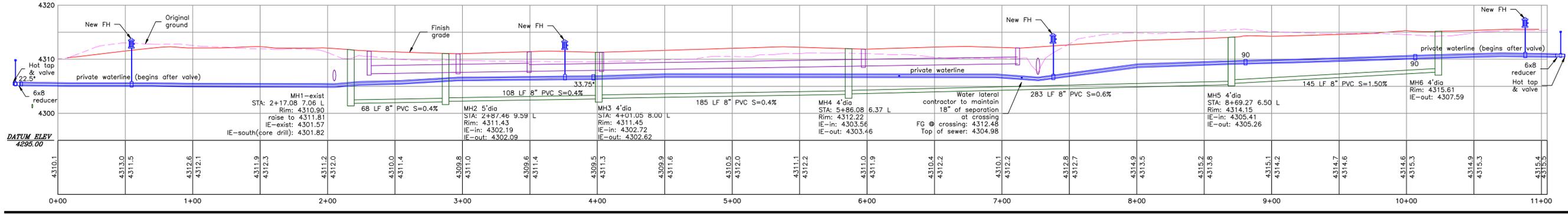
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SCALE: 1"=10'\_VERTICAL



### LEGEND

	PROPERTY BOUNDARY
	EXISTING FENCE
	EXISTING CABLE/COMMUNICATION
	EXISTING POWER
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	PROPOSED 4" PVC SEWER SERVICE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED 2" LATERAL WITH MANIFOLD TO INDIVIDUAL 3/4" METERS
	EXISTING STORM LINE
	PROPOSED STORM LINE
	EXISTING IRRIGATION AS NOTED
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING MINOR CONTOUR (1.0')
	EXISTING MAJOR CONTOUR (5.0')
	PROPOSED MINOR CONTOUR (0.5')
	PROPOSED MAJOR CONTOUR (2.5')

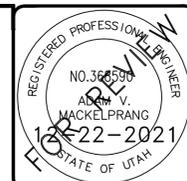
**NOTES**  
 1-CONTRACTOR TO MAINTAIN 18" OF VERTICAL CLEARANCE BETWEEN SEWER AND WATER  
 2-WATERLINE INSIDE THE PROJECT IS PRIVATE. BONA VISTA WATER WILL ONLY MAINTAIN METERS.  
 3-SECONDARY WATER TO BE SUPPLIED BY PINEVIEW IRRIGATION.  
 4-THE WATER LINE IN 2000 NORTH BEGINS AS AN 8" LINE IN HIGHWAY 89 AND TRANSITIONS TO A 6" SOMEWHERE TO THE EAST (PER BONA VISTA WATER). IN ORDER TO SERVICE THE SUBDIVISION THIS LINE MUST BE AN 8" UP TO THE NEW SUBDIVISION CONNECTION. IF THE 8" TO 6" TRANSITION IS BEFORE THE NEW CONNECTION, THE CONTRACTOR WILL NEED TO REPLACE/UPSIZED THE EXISTING 6" LINE TO AN 8" UP TO THE CONNECTION.



NO.	REVISIONS/SUBMISSIONS	DATE

PROJECT TITLE: THE COPPERWOODS AT HARRISVILLE  
 DRAWING TITLE: UTILITY PLAN  
 PROJECT NO.:  
 DRAWN BY:  
 REVIEWED BY:  
 CAD FILE:

DATE: SEPT, 2021  
 DRAWING NO. 10



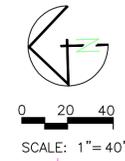
ALLIANCE CONSULTING ENGINEERS  
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 LOGAN, UTAH 84321  
 allianceengr@allcnc.com

NO.	REVISIONS / SUBMISSIONS	DATE	REVIEWED	DRAWN	PROJECT NO.

PROJECT TITLE: THE COPPERWOODS AT HARRISVILLE  
 DRAWING TITLE: DRAINAGE CALCULATION

DATE: SEPT, 2021  
 DRAWING No: 7

# THE COPPERWOODS AT HARRISVILLE DRAINAGE CALCULATIONS



**COPPERWOODS AT HARRISVILLE AREA A**

Drainage Area to Pond: 1.36 acres  
 Weighted 'C' value for Pond Drainage Area: 0.75  
 Allowable Discharge Rate: 0.10 cfs/acre

**100-Year Return Period**

Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft <sup>3</sup> /in)	Accum. Inflow (ft <sup>3</sup> /min)	Allowable Discharge (ft <sup>3</sup> /min)	Accum. Discharge (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )	(ac-ft)
5	6.86	0.57	1.36	0.75	3697.155	2114.7727	8.148	40.74	2074	0.05
10	5.23	0.87	1.36	0.75	3697.155	3220.222	8.148	81.48	3139	0.07
15	4.32	1.08	1.36	0.75	3697.155	3992.9274	8.148	122.22	3871	0.09
30	2.90	1.45	1.36	0.75	3697.155	5360.8748	8.148	244.44	5116	0.12
60	1.80	1.80	1.36	0.75	3697.155	6654.879	8.148	488.88	6166	0.14
120	1.00	2.00	1.36	0.75	3697.155	7394.31	8.148	977.76	6417	0.15
180	0.68	2.05	1.36	0.75	3697.155	7575.4706	8.148	1466.64	6109	0.14
360	0.38	2.27	1.36	0.75	3697.155	8385.1475	8.148	2933.28	5452	0.13
720	0.23	2.81	1.36	0.75	3697.155	10381.611	8.148	5866.56	4515	0.10
1440	0.13	3.12	1.36	0.75	3697.155	11535.124	8.148	11733.12	0	0.00

**COPPERWOODS AT HARRISVILLE AREA B**

Drainage Area to Pond: 3.96 acres  
 Weighted 'C' value for Pond Drainage Area: 0.57  
 Allowable Discharge Rate: 0.10 cfs/acre

**100-Year Return Period**

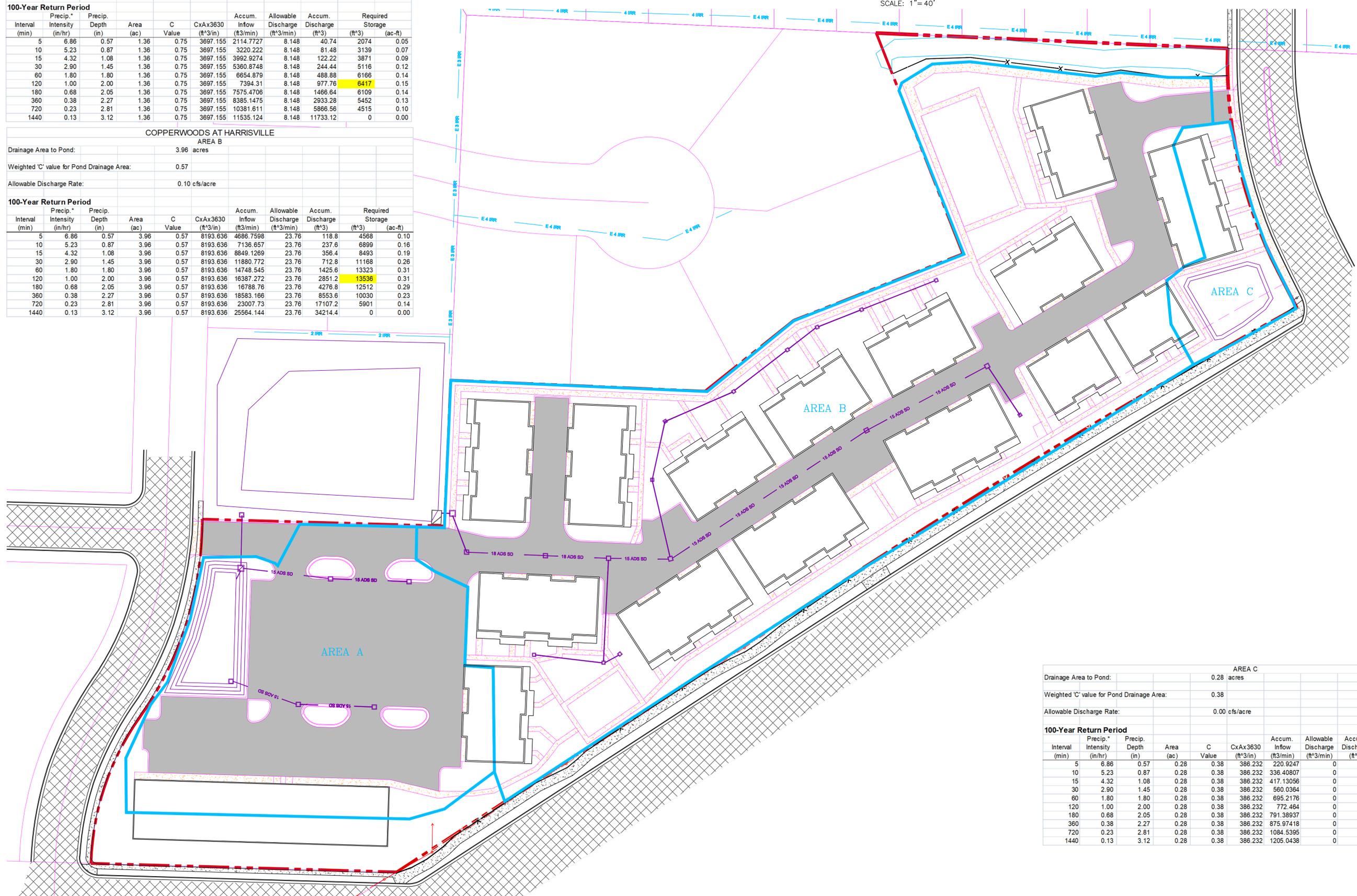
Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft <sup>3</sup> /in)	Accum. Inflow (ft <sup>3</sup> /min)	Allowable Discharge (ft <sup>3</sup> /min)	Accum. Discharge (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )	(ac-ft)
5	6.86	0.57	3.96	0.57	8193.636	4686.7598	23.76	118.8	4568	0.10
10	5.23	0.87	3.96	0.57	8193.636	7136.657	23.76	237.6	6899	0.16
15	4.32	1.08	3.96	0.57	8193.636	8849.1269	23.76	356.4	8493	0.19
30	2.90	1.45	3.96	0.57	8193.636	11880.772	23.76	712.8	11168	0.26
60	1.80	1.80	3.96	0.57	8193.636	14748.545	23.76	1425.6	13323	0.31
120	1.00	2.00	3.96	0.57	8193.636	16387.272	23.76	2851.2	13536	0.31
180	0.68	2.05	3.96	0.57	8193.636	16788.76	23.76	4276.8	12512	0.29
360	0.38	2.27	3.96	0.57	8193.636	18583.166	23.76	8553.6	10030	0.23
720	0.23	2.81	3.96	0.57	8193.636	23007.73	23.76	17107.2	5901	0.14
1440	0.13	3.12	3.96	0.57	8193.636	25564.144	23.76	34214.4	0	0.00

**COPPERWOODS AT HARRISVILLE AREA C**

Drainage Area to Pond: 0.28 acres  
 Weighted 'C' value for Pond Drainage Area: 0.38  
 Allowable Discharge Rate: 0.00 cfs/acre

**100-Year Return Period**

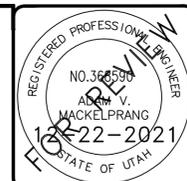
Interval (min)	Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft <sup>3</sup> /in)	Accum. Inflow (ft <sup>3</sup> /min)	Allowable Discharge (ft <sup>3</sup> /min)	Accum. Discharge (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )	(ac-ft)
5	6.86	0.57	0.28	0.38	386.232	220.9247	0	0	221	0.01
10	5.23	0.87	0.28	0.38	386.232	336.40807	0	0	336	0.01
15	4.32	1.08	0.28	0.38	386.232	417.13056	0	0	417	0.01
30	2.90	1.45	0.28	0.38	386.232	560.0364	0	0	560	0.01
60	1.80	1.80	0.28	0.38	386.232	695.2176	0	0	695	0.02
120	1.00	2.00	0.28	0.38	386.232	772.464	0	0	772	0.02
180	0.68	2.05	0.28	0.38	386.232	791.38937	0	0	791	0.02
360	0.38	2.27	0.28	0.38	386.232	875.97418	0	0	876	0.02
720	0.23	2.81	0.28	0.38	386.232	1084.5395	0	0	1085	0.02
1440	0.13	3.12	0.28	0.38	386.232	1205.0438	0	0	1205	0.03



# THE COPPERWOODS AT HARRISVILLE DRAINAGE PLAN



0 20 40  
SCALE: 1" = 40'

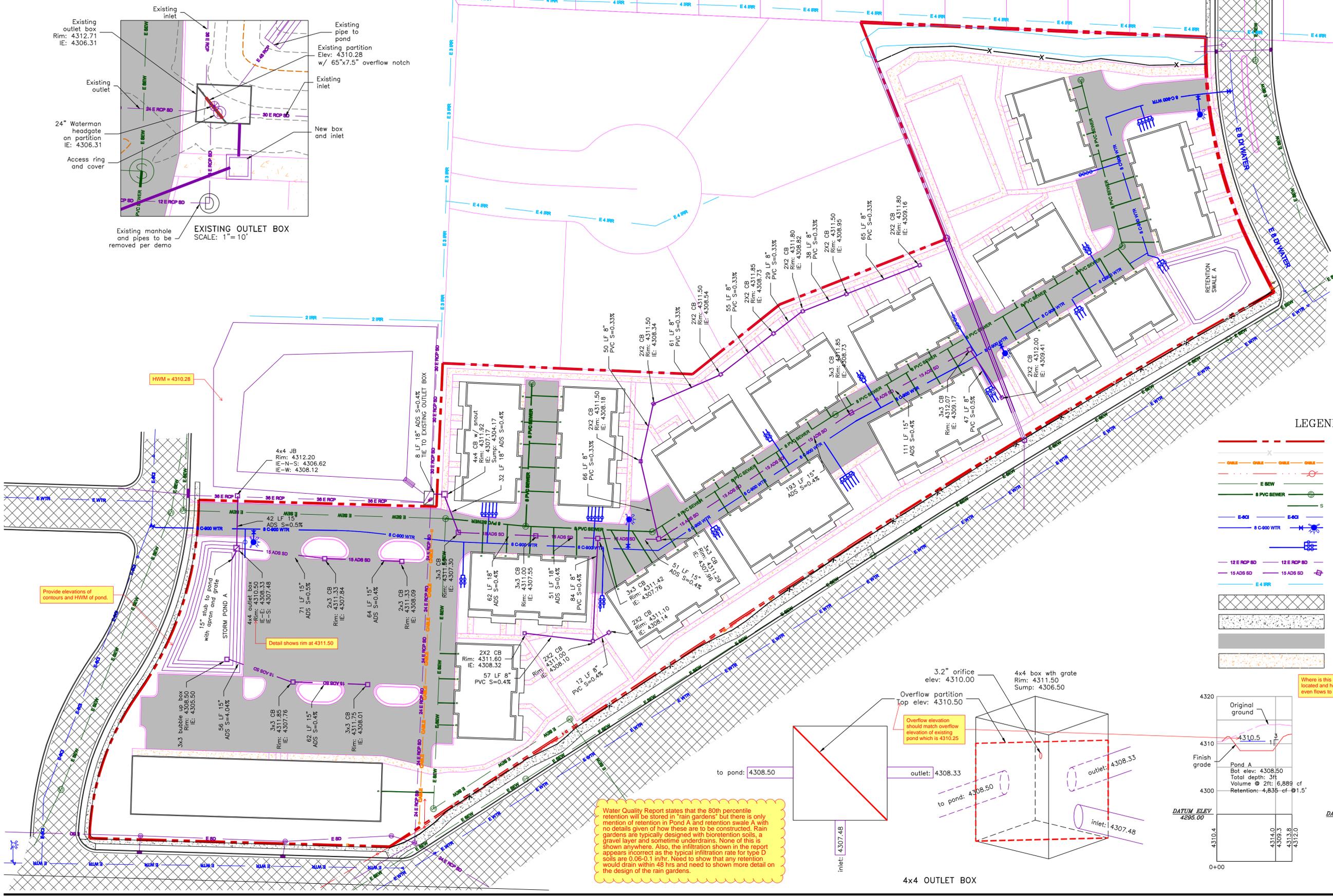
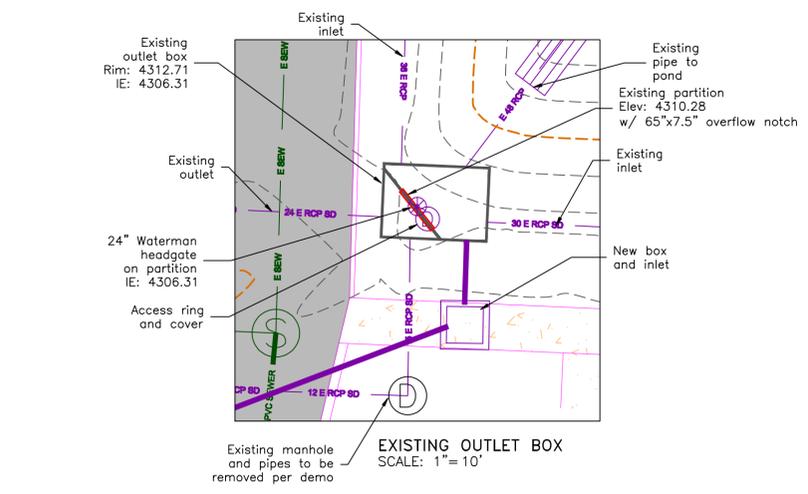


**ALLIANCE CONSULTING ENGINEERS**  
150 EAST 2000 NORTH SUITE 'P'  
LOGAN, UTAH 84321  
(435)755-5121  
allianceinfo@alliancece.com



NO.	REVISIONS / SUBMISSIONS	DATE	BY	PROJECT NO.:

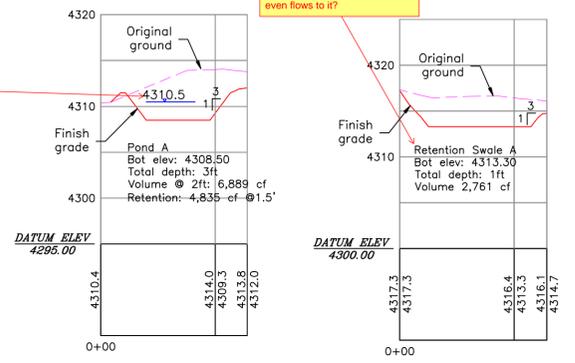
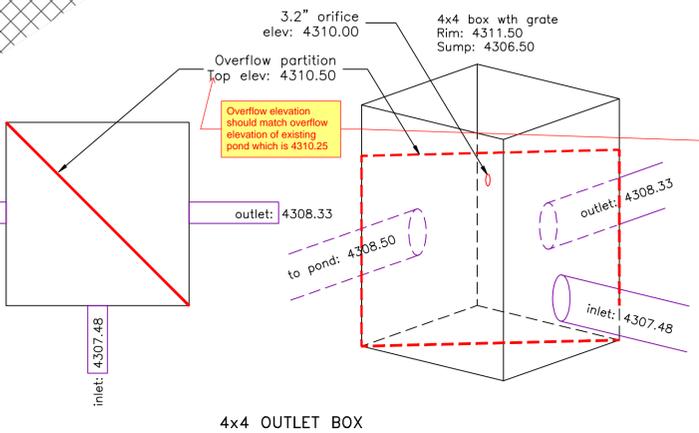
PROJECT TITLE: THE COPPERWOODS AT HARRISVILLE  
DRAWING TITLE: DRAINAGE PLAN  
DATE: SEPT, 2021  
DRAWING No. 10



### LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCE/COMMUNICATION
- EXISTING POWER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED 4" PVC SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED 2" LATERAL WITH MANIFOLD TO INDIVIDUAL 3/4" METERS
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING IRRIGATION AS NOTED
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE

Water Quality Report states that the 80th percentile retention will be stored in "rain gardens" but there is only mention of retention in Pond A and retention swale A with no details given of how these are to be constructed. Rain gardens are typically designed with bioretention soils, a gravel layer and sometime underdrains. None of this is shown anywhere. Also, the infiltration shown in the report appears incorrect as the typical infiltration rate for type D soils are 0.06-0.1 in/hr. Need to show that any retention would drain within 48 hrs and need to show more detail on the design of the rain gardens.



Where is this retention swale located and how much runoff even flows to it?

Provide elevations of contours and HWM of pond.

Detail shows rim at 4311.50

Overflow elevation should match overflow elevation of existing pond which is 4310.25

# THE COPPERWOODS AT HARRISVILLE GRADING PLAN



0 20 40  
SCALE: 1"=40' \_HORIZONTAL



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NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: THE COPPERWOODS AT HARRISVILLE  
DRAWING TITLE: GRADING PLAN  
DATE: SEPT, 2021  
DRAWING NO.:

REVIEWED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_  
PROJECT NO.:

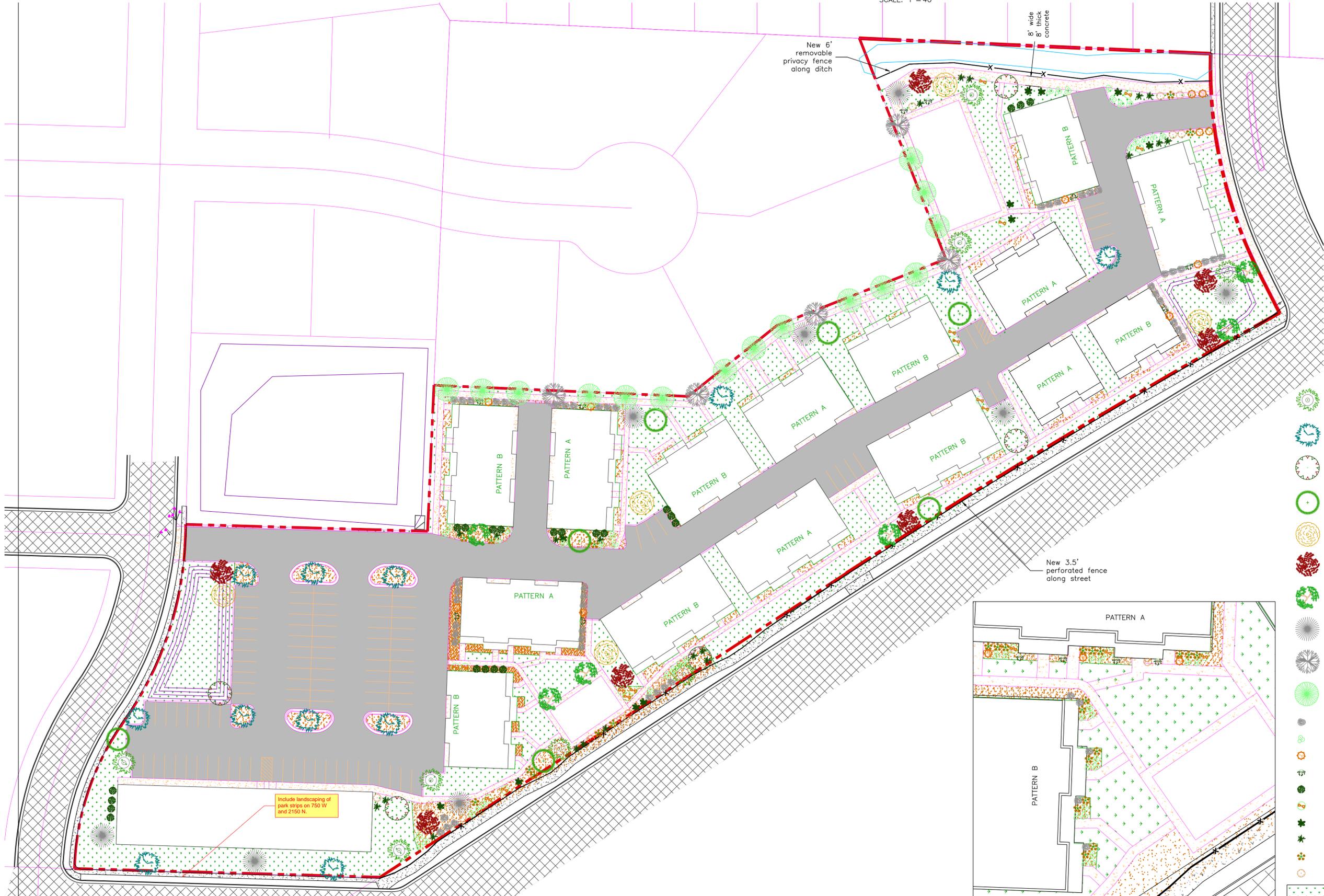
# THE COPPERWOODS AT HARRISVILLE



0 20 40  
SCALE: 1"=40'



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## LEGEND

- TRI COLOR BEECH TREE (8)
- MIMOSA TREE (12)
- NORTHERN RED OAK (5)
- JAPANESE MAPLE (8)
- TULIP TREE (5)
- CHITALPA (7)
- AMUR MAPLE (6)
- JAPANESE TREE LILAC (8)
- DIANA JAPANESE LARCH (5)
- JADE BUTTERFLY MAIDENHAIR TREE (15)
- FEATHER REED GRASS 'EL DORADO'
- LARGE BLUE FESCUE
- DAYLILY 'ADVANCED PARTY'
- DAYLILY 'GOING BANANAS'
- HOLLYHOCKS ALCEA ROSEA 'HALO BLUSH'
- BURNING BUSH
- HYDRANGEA 'OAK LEAF'
- COREOPSIS GRANDIFLORA 'YELLOW'
- BUTTERFLY WEED 'ORANGE'
- BALLOON FLOWER 'BLUE'



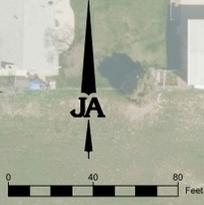
TYPICAL BUILDING SHRUBS  
SCALE: 1"=20'

- NEW GRASS (64,446 sf)
- NEW BARK/GRAVEL W/ WEED BARRIER

NO.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE : THE COPPERWOODS AT HARRISVILLE  
DRAWING TITLE : LANDSCAPE PLAN  
DATE : SEPT, 2021  
DRAWING NO. : 10

REVIEWED :  
DRAWN :  
PROJECT NO. :



- LEGEND:**
- 1. PARKING LOT
  - 2. CONCRETE SIDEWALK
  - 3. PICKLEBALL COURTS W/ LIGHTING
  - 4. PLAYGROUND
  - 5. BASKETBALL COURT
  - 6. STORAGE SHOP
  - 7. RESTROOM
  - 8. SALT STORAGE
  - 9. PAVILION (LARGE)
  - 10. LANDSCAPING
  - 11. CITY HALL
  - 12. POLICE DPT.
  - 13. CITY SHOP
  - 14. REC-CENTER
  - 15. BASIN
  - 16. IRRIGATION POND AND PUMP HOUSE

