

Harrisville City Planning Commission Meeting
Held at 363 W. Independence Boulevard
7:00 p.m. January 12, 2011

Commissioners: Jeff Pearce
Ed Saunders
Steve Weiss
Roger Shuman
Bob Howard
Paula Knighton
David Eckersley

Staff: Shanna Edwards (Secretary)
Chad Allen (City Council)

Visitors: Ruth Pearce, Tanner Allen, Hailey Allen, Jill Barker, Mac McCullough, Austin Dickamore, Eric Short, Nate Day, Alec Allman, Brian Taylor, Patrick Munson, Daniel Anderson, Joh Hansen, Tristan Short, Cody Straw, Kyler Hamilton, Brady Hansen, Glen Hansen, Austin Worley, Kaden Oeues, Ethan Wilcock, Aaron Steele, Ryan Steele, Jaron Paskett, Tyler Richen, Jason Paskett, Bruce Wadman, Richard Gramse, Bryan Gramse, Jonathan H.

Chairman Pearce called the meeting to order and introduced Dave Eckersley as the new alternate member. The chairman asked Mr. Eckersley to tell commissioner about himself. He reported that he is a retired firefighter formerly from Orem, Utah and now lives in the Cottages.

Amend Agenda

MOTION: Roger Shuman motioned to move agenda Item 1, "Elect chairman and vice chairman of the Planning Commission for the year 2011," to follow item 4. Commissioner Saunders seconded the motion and voting was unanimous.

2. PUBLIC HEARING / RECOMMENDATION on proposed amendments to the sign ordinance, Chapter 11.23 of the Land Use Ordinance

MOTION TO OPEN PUBLIC HEARING: Commissioner Shuman motioned and Commissioner Weiss seconded with unanimous approval to open the public hearing.

Public Comments: None

MOTION TO CLOSE PUBLIC HEARING: Commissioner Saunders motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

For the information of those present, Commissioner Shuman explained the purpose of the sign ordinance.

DISCUSSION: Secretary Edwards stated that required notice was given to all the large outdoor sign companies in the area, and notice was property posted in the newspaper. She said that several sign companies called and received copies of the proposed ordinance. She also received a call from the proposed buyer of a commercial piece of property located east of Highway 89 behind 2440 North Highway 89. The property he is considering includes the right to use a right-of-way that provides access to the property from Highway 89, but he does not own the actual property included in the right-of-way. He questioned whether he would be allowed to put a sign on that right-of-way. She could not find an

answer and referred him to Greg Montgomery. Since the man is not in attendance at this meeting, he must have had his questioned answered.

MOTION: Commissioner Saunders motioned to recommend to the city council that they adopt the proposed amendments to the sign ordinance, Chapter 11.23 of the Land Use Ordinance. Commissioner Weiss seconded the motion and voting for the recommendation was unanimous.

3. Consider recommending approval of a boundary line adjustment for property located at 1550 North 475 West (110190027 and 110190026) requested by Jill Barker and Matt McCollough.

DISCUSSION: Jill Barker and Matt McCollough came forward and explained that the boundary adjustment will expand the boundary of the existing lot (110190026). Shanna Edwards reported that she talked with City Engineer, Kent Jones, and he recommends approval. He has been in contact with Bona Vista Water about placement of their easement, and he will make sure all easements are in order before he signs off on the plat. Chairman Pearcee disclosed that the Trails Element of the Future Land Use Map shows a proposed trail along the canal easement. Secretary Edwards mentioned that normally a boundary line adjustment can be approved by the project management committee, but in this case there were easements involved which requires planning commission and city council approval.

MOTION: Commissioner Weiss motioned to recommend that the city council accept the boundary line adjustment being considered. The motion was seconded by Commissioner Howard and voting on the recommendation was unanimous.

4. ADDED: Consider recommendation concerning re application for access approval onto West Harrisville Road at approximately 800 West for Fiera Vista development in Ogden City.

DISCUSSION: The developer, Wayne Crow, was not present, but Chairman Pearcee explained that final approval given by the city council for this proposed access on West Harrisville Road was valid for six months. It was not recorded in that time period and the approval became null and void. Chairman Pearcee said that the developer is now reapplying for approval.

MOTION: Commissioner Shuman motioned to recommend the city council approve the re application for the access at approximately 800 West Harrisville Road for Fiera Vista development in Ogden City. The motion was seconded by Commissioner Saunders and voting on the recommendation was unanimous.

1. Elect chairman and vice chairman of the Planning Commission for year 2011.

Chairman Pearcee reminded commissioners that it is the chairman's responsibility to attend project management meetings which are generally held the second Thursday of each month at 9:00 a.m. However, this assignment can be delegated to another commissioner. Chairman Pearcee opened nominations for chairman of the Harrisville City Planning Commission.

Commissioner Howard nominated Jeff Pearcee to be retained as chairman. Ed Saunders seconded the nomination.

Commissioner Knighton nominated Commissioner Shuman for chairman. Commissioner Weiss seconded the nomination.

Commissioner Knighton motioned to close nominations, seconded by Commissioner Weiss.

VOTE FOR CHAIRMAN: Commissioners Shuman, Saunders, Howard, Weiss, and Eckersley voted for Jeff Pearcee. Commissioners Pearcee and Knighton voted for Commissioner Shuman. Jeff Pearcee will be the chairman for the year 2011.

Chairman Pearcee opened nominations for vice chairman of the Harrisville City Planning Commission.

Commissioner Saunders nominated Steve Weiss to be retained as vice chairman. The nomination was seconded by Commissioner Knighton.

Commissioner Shuman motioned to close nominations, seconded by Commissioner Saunders.

VOTE FOR VICE CHAIRMAN: Commissioners Saunders, Knighton, Shuman, Howard, Eckersley and Pearcee voted to retain Steve Weiss as vice chairman. Commissioner Weiss will be vice chairman of the planning commission for the year 2011.

5. Approval of Minutes of meeting held December 8, 2010.

MOTION: Commissioner Shuman motioned and Commissioner Weiss seconded to approve minutes of the planning commission meeting held December 8, 2010 as written. Voting was unanimous.

6. Public Comments.

There were no public comments. However, a representative from each of the visiting scout troops introduced their troop. Commissioner Shuman explained the function of the planning commission and the city council. Councilman Allen was present and he told the scouts of the upcoming phases for the park renovations including a splash pad which they seemed pleased about. One of the scouts asked about indoor basketball, and Councilman Allen said the city may partner with Orion Junior High for basketball recreation.

7. City Council Report

Chairman Pearcee reported that the December 28, 2010, meeting included discussion on changing the speed limit on several Harrisville streets. At the meeting last night, the council agreed to adopt an ordinance that will lower the speed from 40 to 35 on West Harrisville from Highway 89 to the railroad tracks. Council also appointed David Eckersley to the planning commission. In the meeting held January 11, 2011, council discussed the settlement agreement with Butters, and they addressed a concern about a particular obscene yard decoration on Larsen Lane.

8. Adjournment

At 7:40 p.m., Commissioner Knighton motioned and Commissioner Howard seconded to adjourn the meeting. The next regular Planning Commission meeting will be held February 9, 2011, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Jeff Pearce
Chairman