

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., November 11, 2015

Commissioners: Steve Weiss  
Kevin Jensen  
Chad Holbrook  
Patricia Young (electronically)

Staff: Bill Morris (City Administrator)  
Shanna Edwards (Secretary)  
Jeff Pearce (City Council)

Visitors: Mayor Richins, Ruth Pearce, Bob Giboney, Joe Love, and Douglas Allred

Commissioners Nelson, Christensen, and Smith were excused. Commissioner Pat Young was not in attendance but was electronically connected in order to make a quorum. Chairman Weiss welcomed everyone, and called the meeting to order. He stated that due to the absence of commissioners, the training listed as Item 2 on the agenda will be postponed until the meeting in January 2016.

**1. CONSIDER PRELIMINARY/FINAL SITE PLAN APPROVAL for the L.D.S. Cannery located on West North Street behind the Deseret Industries.**

STAFF REPORT: Bill Morris explained that this site plan has been through the project management committee. The city engineer has not yet provided a memo. Service letters have been received from Rocky Mountain Power, Questar Gas, Central Weber Sewer, Bona Vista Water and J.U.B. Engineers, and a draft of an agreement with Lynne Irrigation. He recommended commissioners approve preliminary and final as a conditional use subject to the requirements in the engineer's review memo, any outstanding service letters, and other staff and agency requirements. Pat Young's concern was to insure that parking lot lighting is not too intrusive. Bill Morris stated that Public Works Director, Gene Bingham suggested that a signature block for Ogden City be included on the plan.

RESPONSE: Doug Allred responded to the lighting and stated that the photometrics require on average one foot candle lighting for safety and security, and that lighting dies out to quite a low-level off site. Lighting is on a photo cell and timer so it will shut off after hours of operation. He reported that Joe Love from the L.D.S. Church has indicated that operating hours most of the year will be 7:00 a.m. to 7:00 p.m., Monday through Friday. If they have increased demand, they may run on Saturday. Shifts include 10 to 12 people and the shift changes about every four hours. On average there is usually one truck per day during that period. During the green bean season, which is usually three to four weeks in July and August, the cannery will operate Monday through Saturday from 6:00 a.m. to midnight, with a cleaning crew from midnight to 4:00 a.m. During the green bean season they will average 50 people per shift with shift changes every four hours, and average three trucks per day. All lighting is down lighting. There will be a sign on the building with light shining down on the sign. In answer to Commissioner Jensen, Mr. Allred said there are no exhaust fans, blowers, etc., outside the building, they are on the roof and nothing runs at high decibels, everything is dampered. Doug Allred mentioned that city landscape requirements indicate grass in parking islands. They would like to deviate from that to a slow drip irrigation with rock and decorative drought resistant grasses.

MOTION: Commissioner Jensen motioned to approve the site plan presented for L.D.S. Cannery located on West North Street behind the Deseret Industries and grant preliminary and final approval as a conditional use subject to the requirements of the engineer's review memo, and any other staff and agency requirements, and any outstanding service letters including agreements that need to be worked out with Lynne Irrigation for secondary water, and grant approval for low drip irrigation of the parking lot islands. The motion was seconded by Commissioner Holbrook with Commissioners Jensen, Holbrook, Young, and Chairman Weiss voting aye.

**2. TRAINING, "A History of Land Use Regulations in Utah."**

This will be postponed until January 2016.

**3. CONSENT APPROVAL of Planning Commission Meeting Minutes, October 14, 2015.**

MOTION: Commissioner Holbrook motioned and Commissioner Jensen seconded to approve minutes of planning commission meeting held October 14, 2015, as written. Commissioners Holbrook, Jensen, Young, and Chairman Weiss voting aye.

**4. PUBLIC COMMENTS.** None.

**5. Adjourn.**

At 7:17 p.m., Commissioner Jensen motioned and Commissioner Holbrook seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held December 9, 2015, 7:00 p.m. at the city hall.

Shanna C. Edwards  
Secretary

Steve Weiss  
Chairman