

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., November 12, 2014

Commissioners: Steve Weiss  
Kevin Jensen  
Roger Shuman  
William Smith  
Tyler Malmrose  
Patricia Young

Staff: Bill Morris (City Administrator)  
Shanna Edwards (Secretary)  
Mayor Bruce Richins

Visitors: Ruth and Jeff Pearce, Mike Wright

**Call to order and welcome:**

Chairman Weiss called the meeting to order and welcomed everyone. Commissioners Knighton and newly appointed Commissioner Murtha were excused.

**1. Consent approval of Planning Commission Meeting Minutes June 11, 2014, and joint meeting with the city council including training held October 8, 2014.**

MOTION: Commissioner Smith motioned and Commissioner Malmrose seconded to approve minutes of planning commission meetings held June 11, and October 8, 2014, as written.

*(Representatives for Item 2 were not present so commissioners moved onto Item 3)*

**3. Consider approval to deviate from the Public Works Standards on an appeal by Rocky Mountain Power Company to amend the intersection drawing of the access onto West Harrisville Road for development of Mountain View in Ogden City.**

STAFF REPORT: Bill Morris gave his staff report and background on this item. He reported that he and Gene Bingham met with the contractor and Rocky Mountain Power Company at the site to look at the issue with the telephone pole. The position of the city is that the pole should be moved to follow the approved site plan. Rocky Mountain Power Company said moving the pole would create a public safety issue because it would put the pole too close to the daycare center's driveway, and they feel this would put it at greater risk of being damaged by a backing car. The result could cause outages to substations and subdivisions, and would affect thousands of customers. They prefer to leave the pole in place. The power company undermined the city's position, and Bill Morris reported that he and Gene Bingham did not feel comfortable realigning the plan at the site, so Bill Morris asked that the developer submit an amended plan, and the city engineer and the developer's engineer could come up with a solution. To follow the proper appeal process, Bill Morris determined the city engineer should review the amended plan and provide his recommendation to the planning commission. Bill Morris read Matt Hartgvisen's, memo dated November 3, 2014, and also read the appeal letter from Robert Thorsted from Rocky Mountain Power dated October 20, 2014. Bill Morris said he feels the Rocky Mounter Power letter should cover any liability to the city for changing the site plan. He asked the planning commission to follow either option one or option two of the city engineer's memo, and allow Gene Bingham to follow whichever option he feels is best.

DISCUSSION: Commissioner Jensen stated that if the pole is not moved, it will be sideswiped eventually. Commissioner Shuman said it is much more likely to receive greater damage from drivers going into the corner at a higher rate of speed than it would receive if moved three feet to the west where damage incurred would be by someone at a slower speed backing into it from the daycare driveway. Commissioner Shuman also mentioned the problem with the location of the turning lane on West Harrisville Road being in the line of travel, and he commented on the problem with parking along the street in this area. Bill Morris reported that Gene Bingham and Max Jackson have written a request that developers modify the road profile. Gene Bingham has painted the curb red taking parking off of the street. There are some serious traffic safety issues there, and Bill Morris said these will be on the council agenda for the next meeting. Commissioner Shuman said he feels option two of the engineer's memo is the best scenario. Commissioner Young agreed. She wondered if two lanes coming out onto the private road rather than three might help. She mentioned changing the pole from wood to something that could better withstand being hit, or put some type of barrier to protect the pole. Chairman Weiss said he favors neither of the options in the engineer's memo. He guaranteed the pole will be hit and will have to be fixed. He still favors following the original plan which requires moving the pole. Bill Morris said that since the power company was unwilling to move the pole, they are forced to introduce a new dynamic. Chairman Weiss said there should be a stipulation that when it is hit and has to be fixed that it will be moved. Bill Morris explained that sometimes the city has input, but not always with utility companies. He reported that there was discussion for the city to pull escrow and move the pole, but there is not enough money in escrow to cover the cost, and that would not work if the power company is unwilling to have it moved. Regardless of the pole, the small radius is a problem. Commissioner Jensen suggested a cement bollard to protect the pole. Bill Morris said the pole is grand fathered in as is, and requiring too many modifications to something in the right-of-way may create liability issues for the city if someone hits it, but reflective tape could be put around it to make it more identifiable. Bill Morris read Gene's e-mail to Shanna Edwards in which he mentions that the alignment of the new intersection with 800 West across the street played into the recommendation to move the power pole into the park strip so the streets would be more aligned. Bill Morris said that from a legal standpoint, he recommends following the engineer's recommendation.

MOTION: Commissioner Shuman recommended commissioners not approve to deviate from the Public Works Standards on an appeal from Rocky Mountain Power Company to amend the intersection drawing of the access onto West Harrisville Road for development of Mountain View, and recommend to the developer and Rocky Mountain Power that they follow the recommendation of the city engineer's letter dated November 3, 2014, and follow option two as the primary option. The motion was seconded by Commissioner Smith. Vote of commissioners present was unanimous.

## **2. Review/Action on preliminary site plan approval for Greenwood Charter School at approximately 835 North Highway 89.**

STAFF REPORT: Bill Morris read the preliminary plan review memorandum from the city engineer dated November 11, 2014. The memo indicates that developers still need to provide written approval from UDOT for storm drain discharge and Highway 89 access approval. If they

plan to use Western Irrigation as the secondary water source, and they should show how it will be supplied to the property. They need to coordinate fire hydrant locations with North View Fire, and file an NOI prior to final approval. They need to coordinate with UDOT for storm water pollution controls on Highway 89. The engineer's letter suggests a berm to protect the Gordon Shafer property from storm water run off, and a change to the roadway elevation so it is above the water level to prevent it from being flooded. Street and parking lot lighting should be shown on the plan. Fencing needs to be indicated including fencing between the school and undeveloped agricultural ground to the north. A utility easement may be needed along Highway 89 and the west lot line. The preconstruction meeting will involve UDOT. Harrisville City would like to be notified before construction begins. Bill Morris reminded commissioners that this is just the preliminary review. Planning Commission will have a chance to review the final plan after these items have been incorporated.

RESPONSE: Mike Wright reported that he is on the agenda for project management meeting tomorrow for review of the final plan. They have submitted to UDOT for access and site drainage which is in the process of review. They have service letters from Bona Vista and Western Irrigation addressing water use. North View Fire has the drawing and is reviewing it for hydrant location. The permit for signage will be deferred until later. They plan to use chain link fences along the north quarter separating the five acres of the school from the seven acres not being developed. He said they will have a landscape plan ready by the project management meeting tomorrow. They are aware the power company will require a utility easement. Mike Wright indicated they would like the address determined as soon as possible. They will file the NOI as a regular course of business, and they will meet with UDOT for preconstruction as soon as they receive their approval.

DISCUSSION: Commissioner Young asked about water detention and Mike Wright said their basin will handle all the water displaced by this project, and it will discharge out at a regulated rate. In answer to other questions he reported there will be 530 students to begin with, and they are transported mainly by car pooling. There is generally about a third the number of cars as there are students. They have provided stacking lanes to allow for vehicles. They have already done a traffic impact study with UDOT. Commissioner Shuman mentioned that the location of the school in relation to the intersection of Wall Avenue puts it where cars going through the intersection will be accelerating and he hopes UDOT will take that into consideration and put in safety features on Highway 89. Mike Wright mentioned that luckily the right shoulder is quite wide which will help. As part of the training the first week or two of school, he said the teachers and administrators are outside to help with traffic and to establish the traffic flow pattern. They have a child access routing plan. The building will be two levels totaling 42,000 square feet. It is not Leed certified, but will be Seed certified which has more to do with the environment and community input. Construction will be a combination of wood and steel frame with some curtain wall glass. They plan to use some of the barn wood that was on the site as a feature on the school. They are working with the current property owner in hopes that he will continue to farm the unused parcel. This property does not connect to Thoroughbred Meadows Subdivision, because there is a piece of property between them.

MOTION: Commissioner Jensen motioned to grant preliminary site plan approval of Greenwood Charter School subject to the memo from the city engineer dated November 11, 2014. The motion was seconded by Commissioner Malmrose. Vote of commissioners present was unanimously in favor.

**4. Public comments: This is an opportunity to address the Planning commission regarding your concerns or ideas on land use issues. Comments are limited to three minutes. The Planning commission cannot take action on any item brought to the planning Commissions' attention except to instruct staff to place this item on a future agenda. None**

**5. Adjourn:** At 7:45 p.m., Commissioner Malmrose motioned and Commissioner Jensen seconded to adjourn. The motion was unanimously approved. The next planning commission meeting is scheduled fo December 10, 2014, at 7:00 p.m. at the city hall.

Shanna C. Edwards  
Secretary

Steve Weiss  
Chairman