

Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., July 14, 2021
Conducting: Chair Chad Holbrook

Commissioners: Chad Holbrook, Chair
Nathan Averill
Bill Smith

Staff: Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Cynthia Benson (Deputy Recorder)
Glen Gammel (Public Works)

Visitors: Jake Thompson, Geneva Blanchard, John Hansen, Mark Wilson.

1. Work Session. – Presentation on Copperwoods Development located at approximately 1956 North Highway 89.

Jake Thompson presented the project. He explained the Live Here/Work Here concept with people working from home. This has changed the last few years, but now this is a whole different dynamic due to COVID. Renderings and maps of the project were presented. There is a commercial space for some retail space rendering. They are going to advertise that to some builders they have worked with in the past to get something more than the rough rendering presented. Chair Holbrook asked how many spaces for that retail. Jake said they are proposing four. Once they present this to a builder, they might change the look to make this work better.

Chair Holbrook asked what the thinking is behind this. Jake said this rendering has been done. They do see retail space going there. They are also open to suggestions. Commissioner Averill said he likes this concept. This is similar to the crossing in Pleasant View. Chair Holbrook asked if the commercial building was all one level. Jake said yes.

Commissioner Averill asked about the live/here work/ here. There is only one access to the front on the inside floor plan. Is it possible to put another access into the hallway/stairs area so the people can go down to the commercial area without going outside. Jake said this has been used before and he is not certain why it wasn't on the drawings. Commissioner Averill said the reasoning is so a tenant can unload supplies from the garage to the commercial space. He likes this concept and the ability to have signage is not a concept he has seen before.

Bill Morris asked how we would keep this from turning into living space. Jake said they can keep this separate. Commissioner Averill said we could keep a sign that they must keep the door closed. Bill said yes. Commissioner Averill said to specify this must be used for commercial on the deed to force the commercial to stay commercial.

Commissioner Averill asked if the parks would have public access. Jake said they would be private. There is connectivity throughout the project. They are differentiating the colors between housing to keep it from looking like a cookie-cutter community. Commissioner Averill asked if there will be parking concerns on the highway. Chair Holbrook asked for the parking to be defined. Jake pointed out the parking areas and said they have 112 parking areas created for the development. Discussion about front entrances to the businesses. Concern is to avoid a traffic bubble to obtain access to the business. Jake asked if there was anything the city could do to

prevent parking along Highway 89. Bill said the highway is a state road, we cannot control the curb parking but need to discourage it somehow.

Chair Holbrook asked about what would be happening in the recreational areas. Jake explained that the playground equipment would be according to age and size of the area. A 4-foot fence would be along the front of the playground by Highway 89 to help with screening along Highway 89. Chair Holbrook was concerned with pedestrian traffic. He asked about pickle ball courts for these areas. Commissioner Averill mentioned other options that will be going in around the city.

Chair Holbrook asked for more trees on the east side to the homes and also to buffer the traffic. Jake said the trees might block the signs/advertising in the commercial area. Jake can add more trees later in the project to facilitate the request. Bill asked if they have talked to UDOT about landscaping. Jake replied he had not talked with UDOT about this yet.

Chair Holbrook asked about landscaping plans for the west side; going south along the live here/work here. Jake said that will be a grass space. Bill Morris asked if the HOA would maintain. Commissioner Averill said that would be the front side of the businesses. Chair Holbrook said landscaping does present some challenges. He explained one of the nice things with the golf course and this development would be the tree lined streets. He requested more landscape detail on final plans to add aesthetically. Jake said can put in more trees.

Jake feels this is a great area to fit this concept. He said this works well where they have built this concept before. Chair Holbrook asked what kind of businesses have been successful. Jake said salons, offices, insurance. The concept is an idea to have your own working office within your home without it being a back bedroom. Commissioner Averill said that provides a space to meet customers outside the home.

Chair Holbrook asked about the intersection detail. Jennie Knight explained what was in the traffic study. She stated the right in/right out median be placed with a possible median going down the highway from 2150 to 700. UDOT is waiting to see what is going in to determine the impact from the Ben Lomond development as well before finalizing their requirements. Further discussion occurred about the traffic study and what UDOT would require. Jennie Knight added one consideration is the right only access for the live here/work here areas.

2. Call to Order.

Chair Holbrook called the meeting to order and welcomed all visitors.

3. Consent Approval – of Planning Commission minutes from June 9, 2021.

MOTION: Commissioner Smith motioned to approve the minutes of June 9, 2021 as presented. Commissioner Averill seconded the motion. Voting was unanimous.

4. Discussion/Action/Recommend – to grant Preliminary/Final approval for Berrett Subdivision, a 2-lot subdivision located at approximately 350 West 2000 North.

Bill Morris reviewed the city engineer's memo. His office completed a review for this 2- lot development in the A-1 zone. A boundary adjustment is being recorded in conjunction with the

subdivision. He clarified the small lot subdivision requirements. Commissioner Averill asked if there will be driveways on the lots. Mark Wilson explained the boundary line adjustment. The rest will be maintained as greenbelt. They will share a driveway but have separate utility connections. This subdivision will maintain as a farm. Chair Holbrook asked the history of Berrett Farms. Mark said that he is the sixth generation to live on this land. They intend to leave everything in trust to their children. Bill Smith asked more about Val Berrett. The property will remain as family land as the original farm.

MOTION: Commissioner Smith motioned to grant Preliminary/Final approval for Berrett 2 lot Subdivision located at approximately 350 W 2000 N subject to the Engineer’s Memo dated July 9, 2021 with the included conditions. Chair Holbrook seconded the motion. Voting was unanimous.

5. Discussion/Action/Recommend – to recommend Preliminary approval of Montgomery Farms Subdivision located at approximately 100 E 2200 N.

Bill Morris reviewed the engineer’s memo. This property was on council agenda and annexed last night by City Council. They have currently been meeting with the project management committee to get preliminary approval. The subdivision will be coming in under R-1-10 zoning. The city engineer recommends preliminary approval subject to the outlined conditions. Commissioner Averill asked if they could annex into Harrisville. Bill Morris explained this area is included in our annexation plan, and would connect to our utilities. The development is split between Harrisville and North Ogden.

MOTION: Chair Holbrook motioned to recommend preliminary approval of Montgomery Farms Subdivision located at approximately 100 E 2200 N subject to the City Engineer’s Memo dated July 9, 2021 with the included conditions. Commissioner Averill seconded the motion. Voting was unanimous.

6. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 522; Zoning Map Amendment Copperwoods Zone.

Chair Holbrook expressed some concern with the design with regard to the landscaping. Commissioner Averill said he likes the idea of having a place to work not far from home, that includes a small business to maintain with the HOA taking care of things outside. This is a self-contained community with direct access to the businesses. Chair Holbrook said he would like to see more trees. Commissioner Averill said more trees on the east side; other than that, there is not a lot of space for additional trees. Parking looks good.

Jake further explained the alteration letters on the buildings. The “A” and “B” refer to the designs. The designs will be different in colors and door locations to change the outside appearance somewhat. Chair Holbrook asked the square feet of live here/work here. Defined the square feet of the commercial areas.

MOTION: Commissioner Averill motioned to recommend adoption of Harrisville Ordinance 522; Zoning Map Amendment Copperwoods Zone subject to deed restriction on live here/work here to remain commercial and cannot be counted as residential with the additional street trees but not in line with signage. With the following findings: the

development includes 51.27% commercial elements covering 3.22 acres which are split between 24 live/here work/here units and one commercial pad for retail, office, or service space, there are 2.61 acres of open space which includes two (2) playgrounds and concrete pathways/trails throughout the development, the complete development is included in one (1) phase and will be developed as such, there are no identified wetlands on the site, design and site standards are included for the live/here work/here units and residential units and are outlined in the exhibits, the development has two access points: one northern access onto 2150 North and a southern access onto 2000 North, a traffic study was conducted to identify impact on surrounding roads and is included the exhibits, a median has been included on the plan to control ingress/egress traffic at the 2000 North access, HOA and CC&Rs include regulations/restrictions on business and residential use and is included in the exhibits, live/here work/here and commercial pad are included on the western portion of the development and buffered by open space and parking to lessen the impact to surrounding properties, units bordering the east side are turned to present the least amount of obstructing impact towards existing properties. Commissioner Smith seconded the motion. Voting was unanimous.

7. Commission/Staff Follow Up.

Bill gave training about legislative and administrative functions per the request of the chair.

8. Adjourned.

Chair Holbrook adjourned by common consent at 7:53pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair