

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., December 10, 2014

Commissioners:  
Steve Weiss      William Smith  
Roger Shuman    Patricia Young  
Tyler Malmrose   Don Knighton  
Kevin Jensen     Michael Murtha

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

Visitors: Mike Wright, Ruth and Jeff Pearce

**Call to order and welcome:**

Chairman Weiss called the meeting to order and welcomed everyone.

**1. Consent approval of planning commission Meeting Minutes November 12, 2014.**

MOTION: Commissioner Shuman motioned and Commissioner Young seconded to approve minutes of planning commission meeting held November 12, 2014, as written. Voting was unanimous.

**2. Administer oath of office to new Commissioner Michael Murtha, and recognize Roger Shuman for more than fifteen years of service on the planning commission.**

Jennie Knight, City Recorder, administered the oath of office to Commissioner Murtha. Chairman Weiss commented that this is Commissioner Shuman's last meeting as his term expires December 31. He has served since May 1999. Commissioner Shuman commented that WalMart was the project being considered by the commission when he was appointed. He said he has learned a great deal from serving and he thanked those he has served with. He will be recognized for his service at the city council meeting January 13, 2015.

**3. Review/Action on final site plan for Greenwood Charter School at approximately 835 North Highway 89.**

Secretary Edwards posted an architecture rendering of the proposed school for commissioners to see. Mike Wright brought a small copy of the final plan. Commissioners asked to see street lighting, fencing, and landscaping. He passed the landscape plan around for commissioners to review. Chain link fencing was noted along the north and west sides. Ball fields are at the back of the school. Commissioner Young asked about grass type and trees. She commented that Quaking Aspen is invasive. Mr. Wright is aware of that and said they will keep it under control. Commissioner Murtha asked about the gage of the chain link fencing. It will be a standard gage chain link.

The building will be fitted for down lighting. There will be 35-foot pole lighting of 400 watt metal halide in the parking area and at the access. Commissioner Young asked if they considered using solar power for lighting the parking area. Mr. Wright said they are preparing for future solar for the school itself, but they are not putting any in presently. They have a LED package for the building, but expense makes it prohibitive for the parking area. Metal halide

lights in the parking will direct heat upward rather than downward to avoid added heat to the asphalt parking surface. Commissioner Murtha suggested some traffic related signage at the access point. Commissioner Knighton said truck access to the trash enclosure seemed awkward for a driver to pick up the trash, but Mike White said the trash bin is on wheels and will be rolled out for scheduled pickup. Commissioner Knighton asked about kitchen waste. The school has a grease interceptor but the kitchen will be a bake only. Chairman Weiss mentioned that the duty of the commission is to make sure the site requirements are met to all the standards of the city and commissioners do not typically address traffic signage.

Mr. Wright said they have not received access approval from UDOT. They received a letter yesterday asking them if the school can get access from any side road rather than access Highway 89. Mr. Wright said they will respond to UDOT that they do not have any other way to access the property without crossing other properties. He commented that UDOT did reference the corridor agreement. UDOT has not yet responded about allowing them access their storm water system. Commissioner Shuman asked what the plan will be should UDOT not allow access to storm water. Mr. Wright said they have done percolation tests and they could possibly do a retention basin if necessary. Mr. Wright pointed out that the storm water pollution control is included in the set of drawings and will be filed with the state. All they are waiting for is UDOT.

**MOTION:** Commissioner Smith motioned to accept the final site plan for the GreenWood Charter School at approximately 835 North Highway 89, subject to the city engineer's letter dated December 3, 2014, and UDOT approval for access to Highway 89 and to their storm water system. The motion was seconded by Commissioner Malmrose and voting was unanimous.

#### **4. Public comments:**

Mayor Bruce Richins (1384 North Franklin Circle) said it is very unusual to have a turnover of five commissioners in one year. He thanked Commissioner Shuman for serving fifteen years, and he thanked all the commissioners for their willingness to serve. He said it would be nice if the wisdom Commissioner Shuman has gained could be downloaded into the new commissioners. He recognized that it takes time to study the laws and issues.

Jeff Pearce (295 East 1150 North) stated he wanted to go on record as offering appreciation to Commissioner Shuman for his years of service. He served with him on the commission and recognized Commissioner Shuman as very sharp on planning commission responsibility's and city ordinances, and he will be missed.

#### **5. Adjourn**

At 7:30 p.m., Commissioner Malmrose motioned and Commissioner Smith seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held January 14, 2015, 7:00 p.m. at the city hall.