

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., November 9, 2016

Commissioners: Steve Weiss
William Smith
Pat Young
Brenda Nelson
Kevin Jensen
Roger Shuman
Blair Christensen

Staff: Bill Morris (City Administrator)
Shanna Edwards (Secretary)

Visitors: Ruth Pearce
Jeff Pearce
Jared Montgomery

Chairman Weiss welcomed everyone to planning commission meeting November 9, 2016, and called the meeting to order.

1. CONSENT APPROVAL of Planning Commission Meeting Minutes October 12, 2016.

MOTION: Commissioner Smith motioned and Commissioner Shuman seconded to approve minutes of planning commission meeting held October 12, 2016, as written. Voting was unanimous.

2. PUBLIC HEARING/DISCUSSION/RECOMMENDATION on Ordinance #483 to amend the zoning map for property #110390006, 481 North Wall Avenue from RE-15 to CP-2. (This property was zoned commercial December 14, 2004, but was shown in error as RE-15 when the latest zoning map was adopted September 22, 2015.)

MOTION TO OPEN PUBLIC HEARING: Commissioner Shuman motioned and Commissioner Jensen seconded with unanimous approval to open the public hearing to consider Ordinance #483.

No public comments

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

DISCUSSION: Bill Morris clarified that this is the property where Duesy's Auto is operated.

MOTION: Commissioner Jensen motioned to recommend the city council approve Ordinance #483 to amend the zoning map for property at 481 North Wall Avenue from RE-15 to CP-2. The motion was seconded by Commissioner Smith and voting was unanimous.

3. PUBLIC HEARING/DISCUSSION/RECOMMENDATION on Ordinance #484 to add a provision that subdivisions and site plans requiring city engineers' review and recommendation must be into the city engineer's office no later than 15 days prior to the regular planning commission meeting which is held the second Wednesday of each month.

MOTION TO OPEN PUBLIC HEARING: Commissioner Nelson motioned and Commissioner Young seconded with unanimous approval to open the public hearing to consider Ordinance #484.

No public comments.

DISCUSSION: Bill Morris stated that this ordinance is a result of a recommendation discussed at the last planning commission meeting, October 12, 2016.

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

MOTION: Commissioner Young motioned to recommend the city council adopt Ordinance #484 concerning submission deadlines. The motion was seconded by Commissioner Christensen and voting was unanimous.

4. PUBLIC HEARING/DISCUSSION/RECOMMENDATION on Ordinance #485 repealing and re-enacting Chapter 4.20, Vacant Buildings and Nuisance Premises.

MOTION TO OPEN PUBLIC HEARING: Commissioner Shuman motioned and Commissioner Smith seconded with unanimous approval to open the public hearing to consider Ordinance #485.

No public comments.

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

Discussion: Bill Morris explained that Mayor Richins noticed North Ogden City passed an ordinance regulating vacant buildings. Since there are a number of vacant buildings in Harrisville, he felt it would be good to establish a similar ordinance. Recorder, Jennie Knight, secured a copy of the North Ogden ordinance, and Bill Morris said he streamlined it to fit Harrisville City's needs with the same basic concept and included nuisance premises. He reviewed the proposed ordinance with commissioners. He pointed out that the Harrisville ordinance follows the current procedure for abatement as outlined in Utah Code Annotated 10-11-1.

MOTION: Commissioner Young motioned to recommend the city council adopt Ordinance #485 concerning Vacant buildings and nuisance premises. The motion was seconded by Commissioner Nelson and voting was unanimous.

5. REVIEW/DISCUSSION/ACTION on preliminary / final site plan and conditional use permit for a contractor's office with outdoor storage, at 1618 North 750 West on Lot 3 of the Second Amendment of Lot 1 Brickyard Storage in the MP-1 Zone.

DISCUSSION ON THE SITE PLAN: Jerod Montgomery said that he does not own the adjacent storage units [Brickyard Storage]. He did not plan on changing current fencing that exists. The plan for landscaping along 750 West was approved along with the Interpace Subdivision

approval. He said he plans to develop and maintain what was approved. His excavation business includes same outdoor storage. Excess dirt and pipe are stored from time to time until they are taken to be used at another construction site, and construction equipment is stored as well. Existing asphalt is shown on the plan. Commissioner Shuman asked if he had a building elevation view. He does not, but he said he plans to put in a steel building. Bill Morris referred to Chapter 22 of the Land Use Ordinance which defines percentage of landscaping required, and regulates building exterior, and fencing.

Bill Morris read the city engineer's memo dated November 3, 2016 into the record.

MOTION: Commissioner Young motioned to grant preliminary and final approval of the site plan provided for a contractor's office with outdoor storage proposed by Jared Montgomery at 1618 North 750 West subject to the city engineer's memo dated November 3, 2016, and the requirements of Land Use Ordinance Chapter 11.22. The motion was seconded by Commissioner Jensen and voting was unanimous.

DISCUSSION ON THE CONDITIONAL USE: Commissioner Shuman expressed concern that the outdoor storage does not become a place to store junk. Bill Morris read from 11.14.020.7 of the municipal code. A seven-foot high screening fence is mandated by the ordinance. There is presently a seven-foot chainlink fence along 750 West. After reviewing the ordinance, commissioners agreed that the existing fence would be acceptable if it is slated. The gate should be slated as well. The regulations in Chapter 11.18 of the land use ordinance regulating conditional uses, including hours of operation, will be followed.

MOTION: Commissioner Shuman motioned approve the conditional use permit for a contractor's office with outdoor storage as proposed by Jared Montgomery with the stipulations that the business meet the regulations of the Section 11.14.020.7 of the Land Use Ordinance, and that the preexisting fence be upgraded by adding slates. The motion was seconded by Commissioner Smith and voting was unanimous.

FURTHER DISCUSSION: Commissioner Smith suggested that the city enforce the approved landscape plan for the area in front of the Brickyard Storage Units. This business owner should follow the same requirement for landscaping being imposed on the Montgomery property. Commissioner Shuman pointed out that Sean Hart, on 750 West across from Montgomery's property, has moved in ten Eddy Bread Truck Vans. These vans cover the whole back section of that property. Bill Morris said he will have the city code enforcement officer look into it.

6. ADJOURN: At 7:40 p.m., Commissioner Jensen motioned to adjourn. The next regularly scheduled planning commission meeting will be held December 14, 2016, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman