

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., June 10, 2015

Commissioners:
Steve Weiss
Chad Holbrook
Don Knighton
Kevin Jensen

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

Visitors: Howard Dabb, Ruth and Jeff Pearce,

Call to order and welcome: Chairman Weiss called the meeting to order and welcomed everyone. Pat Young & William Smith were excused.

1. Preliminary/final approval of amended site plan for Quad D properties to add an additional north building at 2300 North Highway 89.

Bill Morris read the city engineer's memo dated April 15, 2015 (amended June 1). Bill Morris reported that in order to get access to his north property, UDOT required that Mr. Dabb move his original access on Highway 89 to line up with Lynn Street across the highway, and then use the moved access for his existing buildings and for the proposed north building making the required 10-foot setback from the neighboring CP-2 commercial property on the north difficult to accomplish and still provide required parking. The Quad D existing buildings have zero rear setback because none was required at the time they were built. Mr. Dabb would like a variance to reduce the setback on the north, from 10-feet to 5-feet. Bill Morris suggested approving the site plan subject to any necessary variances.

Commissioner Knighton mentioned the site plan is under the 15% landscaping requirement and parking is not broken up by any landscape islands. He also mentioned the requirement for fire suppression in buildings more than 12,000 square feet. Howard Dabb explained that fire suppression is not required because all the buildings are less than 10,000 square feet. Every building is broken up by solid fire cinder block fire wall. Commissioner Knighton suggested the fire rating be indicated on the plat.

Howard Dabb stated that the access change required by UDOT cost thousands of dollars and resulted in the inability to get a semi truck into the parking area to unload. He has to park on the highway and unload with a forklift. When he completes the site plan for the north addition, he will be able to access the new paved area with a semi, but if parking islands are required, it would prohibit that.

The proposed site plan has just more than 10% landscaping and the ordinance requires 15%. Bill Morris said that this is an amended site plan and calculation for the landscape requirement should come from the entire site. Howard Dabb will have his engineer review this requirement. He said that there is an existing agricultural fence on the north property. His north neighbor, Pappas, is in the process of bringing fill onto the whole lot to bring it up to grade with Highway 89, but this is not complete on the northwest corner. Mr. Dabb said he is going to check and see if Pappas