

**Minutes of the City of Harrisville
Planning Commission Meeting**

Wednesday, July 13, 2011

7:00 p.m.

Council Chambers

363 W. Independence Boulevard

Harrisville, Utah 84404

Present: Jeff Pearce, Bob Howard, Ed Saunders, David Eckersley, Kathy Hohosh, Steve Weiss, Roger Shuman

Staff: Bill Morris (Administrator), Shanna Edwards (Secretary), Michelle Tait (City Council)

Visitors: Ruth Pearce, Dave Robinson, Gloria Robinson

1. CALL TO ORDER: At 7:00 p.m., Chairman Pearce called the meeting to order and welcomed visitors.

2. CONSENT AGENDA:

Approval of Minutes of meeting held June 8, 2011

MOTION: Commissioner Hohosh motioned and Commissioner Weiss seconded to approve the minutes of the planning commission meeting held June 8, 2011, as written. Voting was unanimous.

3. BUSINESS ITEMS:

a. Consider preliminary / final site plan approval for construction of a commercial recreation/fitness facility, "Kings Court," on property located at 2354 North Highway 89, AND construction of a building at 2358 North Highway 89 to be used for contractors' offices including a crematorium.

DISCUSSION: Bill Morris reviewed Engineer Kent Jones' letter dated July 5, 2011. Developers still do not have the UDOT approval letter for the proposed access, water, sewer and storm drainage connections, but the site plan can be approved subject to receipt of that approval. There is a two-part element to this site plan. The crematorium provided a detailed landscaping plan, but a detailed landscape plan for the fitness facility has not been submitted. Bill Morris said that commissioners can approve the site plan subject to the condition that the items in Kent Jones letter are met, and approval of the landscape plan can be deferred to staff as long as landscaping meets the requirements of the Land Use Ordinance, Title 11, Chapter 24, Architecture, Landscaping, and Screening. Bill Morris complimented Mr. Robinson on how well they have met the city requirements and welcomed them to the community.

(Roger Shuman arrived and Chairman Pearce filled him in on the discussion)

MOTION: Commissioner Hohosh motioned to grant preliminary and final site plan approval (plan dated June 23, 2011) for construction of a commercial recreation/fitness facility on property located at 2354 North Highway 89, and construction of a building at 2358 North Highway 89 to

be used for contractors' offices including a crematorium subject to Engineer Kent Jones letter dated July 5, 2011, and staff approval of compliance with Chapter 11.24, Architecture, Landscaping, and Screening. The motion was seconded by Commissioner Saunders and was unanimously approved by commissioners present.

b. Consider preliminary / final subdivision approval of Lot 2 (a two-acre lot) of Interpace Brick Subdivision Phase 2, 1571 North 750 West.

DISCUSSION: Bill Morris explained that representatives for Interpace came to project management meeting about creating a small subdivision to include one two-acre lot. They have met the requirements for a small subdivision, and they have provided a deferral agreement signed June 30, 2011, for curb, gutter and sidewalk and pavement on 750 West. Bill Morris suggested commissioners approve the subdivision subject to the plat modifications mentioned in Kent Jones' letter dated June 29, 2011.

MOTION: Commissioner Weiss motioned to give preliminary and final approval of Interpace Brick Subdivision Phase 2, one two-acre lot at 1571 North 750 West, subject to Engineer Kent Jones' recommendations in his letter dated June 29, 2011. Commissioner Howard seconded the motion and voting was unanimous.

4. PUBLIC COMMENTS: None

5. CITY COUNCIL REPORT:

Commissioner Eckersley reported that city council approved the 2011 tax rate resolution. They discussed the Transportation Code (Ordinance 439), and made some changes. The Frontrunner will no longer be running to Pleasant View until necessary easements are secured for a Frontrunner track. The service to Pleasant view will be substituted with a bus route that will take riders to the Frontrunner Station in Ogden. The senior lunch program is discontinued, and Harrisville seniors may go to Plain City or to Marriott/Slaterville.

6. ADJOURNMENT

MOTION: At 7:20 p.m., Commissioner Hohosh motioned and Commissioner Saunders seconded with unanimous approval to close the meeting. The next regular planning commission meeting will be held August 10, 2011, 7:00 p.m. at the city hall. Commissioner Knighton arrived after the meeting had ended.

Shanna C. Edwards
Secretary

Jeff Pearce
Chairman