

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., May 14, 2014

Commissioners: Steve Weiss
Roger Shuman
Michael Wells
Bill Smith
Kevin Jensen (Alt)

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

Visitors: Ruth and Jeff Pearce, Steve Ruf, Marlin Jensen, Cliff Hokanson

Call to order and welcome:

Chairman Weiss called the meeting to order and welcomed everyone. Commissioners Eckersley and Malmrose are excused and Secretary Edwards reported that Dave Stephenson called earlier and verbally resigned from the planning commission.

1. Approval of Planning Commission Meeting Minutes February 12, 2014.

MOTION: Commissioner Jensen motioned and Commissioner Smith seconded to approve minutes of planning commission meeting held February 12, 2014, as presented. Commissioners, Weiss, Wells, Smith and Jensen voted aye, and Commissioner Shuman abstained since he did not attend.

2. Review / recommend preliminary *and final approval* of the re-application of Wildflower Phase 6.

Staff report: Bill Morris referred to the plat, service letters, engineer's letter, and other attachments commissioners had received in their packet. He said if commissioners recommend approval it should be subject to the city engineer's letter dated April 28, 2014, subject to requirements set forth in the service letters, and subject to staff and other agency comments.

Marlin Jensen: He reported that there are about ten lots left Wildflower Phases 4 and 5, and they want to continue moving forward to completion of the subdivision with Phase 6. He said they will work to complete any items in the "subject to" category of the approval. He complimented Harrisville staff for working with them. He pointed out that the Weber School District only needs a five-foot sidewalk rather than ten feet as shown on the plat, and the district is happy with the opening (bollard) on the southernmost side of the east fence which allows students to gain access to the school property from the subdivision.

Further discussion: none.

MOTION: Commissioner Wells motioned to recommend to the city council preliminary and final approval of Wildflower Phase 6 re-application subject to recommendations stated in the city engineer's letter dated April 28, 2014, subject to requirements stated in the service letters, and subject to staff and agency comments. The motion was seconded by commissioner Smith and voting by commissioners present was unanimous.

3. Review / recommend preliminary and final approval of the second amendment to Lot 1 Brickyard Storage to create additional lots 3 and 4.

Staff report: Bill Morris mentioned the need for an updated landscape plan for the storage units, final fees of \$180.00 have reportedly been mailed in, and a final plat with addresses and signature blocks is necessary. Recommendation to the city council for preliminary and final approval should be subject to the city engineer's letter dated May 8, 2014, completed update landscape plan for Brickyard Storage, and the final plat.

Steve Ruf: He presented an updated landscape plan for commissioners review that included xerioscape with two-inch gravel including no bushes or trees from the present curbing to the asphalt on their property line.

Discussion: Commissioner Shuman stated that landscaping in front of Brickyard Storage property is complicated. The total width of the 750 West right-of-way is not defined. A drainage swell runs right at the edge of the curbing put in by Brickyard Storage. If they put xerioscape from the curb to their asphalt, the ten to fifteen feet from their curb to the asphalt of 750 West becomes an eyesore of wheat grass and weeds. He would like to see them include trees and shrubs in the area from their curbing to their asphalt, and put gravel and maintain from their curb to the road pavement. Bill Morris said this is a mixed problem because the area between their curb and 750 West is part of the city right-of-way, and the city does not punish the property owner for upkeep. Since the city maintenance department does mow roadside weeds, Bill Morris said landscaping this area should be subject to working with the city maintenance director so that any landscaping in the city right-of-way does not destroy the storm drainage that may be there but also makes it look presentable.

MOTION: Commissioner Shuman motioned to recommend prelim and final approval of the second amendment to Lot 1 Brickyard Storage, subject to completion of the remaining items on the city engineer's letter dated May 8, and coordination with the city maintenance director on landscaping for Brickyard Storage, receipt of final filing fees and an updated plat for signatures, and subject to any staff and agency requirements. The motion was seconded by Commissioner Jensen and voting was unanimous by commissioners present.

4. Public comments. None.

5. Adjourn. At 7:25 p.m., Commissioner Shuman motioned and Commissioner Jensen seconded to adjourn. The motion was unanimously approved. The next planning commission meeting is scheduled for June 11, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman