

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., July 8, 2015

Commissioners:
Steve Weiss
Chad Holbrook
Don Knighton
Bill Smith

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

Visitors: Ruth and Jeff Pearce, Michael Murtha, Jean Decker, Jay D. Millis, Gordon and Susan Bryner, Dennis Decker, Tyler Knight, John Barker, Kimberly Johnson, Mary Hatch, Paula Smoot, and Brian Littell

Call to order and welcome: Chairman Weiss called the meeting to order and welcomed everyone. (Commissioners Young and Jensen were excused). While waiting for the city administrator to arrive, Items 2, 3, and 4 of the agenda were addressed, and a short recess was taken.

2. Nominate planning commission vice-chairman.

Commissioner Holbrook motioned and Commissioner Smith seconded with unanimous approval to open nominations. Commissioner Smith nominated Commissioner Kevin Jensen to position of vice-chairman of the planning commission and the nomination was seconded by Commissioner Knighton. There were no further nominations. Commissioners voted unanimously for Kevin Jensen to fill the position of vice-chairman.

3. Consent approval of Planning Commission Meeting Minutes June 10, 2015.

MOTION: Commissioner Smith motioned and Commissioner Holbrook seconded to approve minutes of planning commission meeting held June 10, 2015, as written. Voting was unanimous.

4. Public comments: *None.*

1. PUBLIC HEARING / Preliminary site plan review / recommendation for Hunting Park six-lot subdivision located at the west end of 1500 North.

MOTION: Commissioner Knighton motioned and Commissioner Smith seconded to open the public hearing to receive public comment concerning proposed Hunting Park six-lot subdivision located at the west end of 1500 North Street.

STAFF COMMENTS: Bill Morris stated that the property is zoned R-1-10. He read City Engineer, Kent Jones' letter of July 6, 2015, recommending final approval subject to the listed comments. Bill Morris reminded commissioners that preliminary recommendation what is being considered.

DEVELOPER COMMENTS: John Barker pointed out that the subdivision includes six lots complying with guidelines required by the city. He said he hopes to start the development within

the next few months. He said they have completed about 95% of the comments listed in the city engineer's letter. The canal will be fenced making a couple of the subdivision lots smaller, but it is not economically feasible to pipe the canal. John Baker reported that Western Irrigation Canal has approved the proposed site plan. The developer plans to hold onto the remaining property on the highway including the small parcel on the corner of the highway and 1550 North which provides another canal access. With reference to the canal access easement being located completely on one of the lots rather than being split, developer's engineer, Tyler Knight, said to put the access all on one lot was not a requirement brought out at project management meeting, and he can see no reason to encumber one lot with the entire access; however, he agreed the canal access could be moved to meet that requirement.

Public comments:

(1) Kim Johnson, 394 W. 1500 N.

Her concern is for effect this may have on existing properties in the area. She asked about the average square footage of the proposed homes.

(2) William Smith 336 W. 1500 N.

He wondered if the existing sewer system is sufficient to handle extra usage being proposed.

(3) Paula Smoot 421 W. 1550 N.

The high water table and storm drainage were some of her concerns. She mentioned that the city did not provide a requirement for drains to be put in around other homes on 1500 North and they have experienced basement flooding. She favors the no basement requirement. She mentioned protection of new homes may require drains around the foundation, and possibly sump pumps. She expressed concern for the shallow sewer that may require a pump. Large storms in the past have created problems on 1550 North where storm drainage has not been adequate.

(4) Gary Millies 435 W. 1550 N.

His property is located on the north property line of this development, and his concern is that if the elevation grade is raised, he may have water flooding in his back yard. He expressed a desire for the developer to take care not raising the grade in a way to affect his property.

(5) Dennis Decker 465 W. 1550 N.

He expressed some of the same concerns with storm water. He stated he has lived there for 24 years and flooding is a big concern. He likes the proposed plan. He asked why the word "amendment" was mentioned on the notice sign which caused some to think it involved a zoning amendment.

MOTION TO CLOSE PUBLIC HEARING: Since there were no further comments, Commissioner Smith motioned and Commissioner Holbrook seconded to close the public hearing. Bill Morris asked for the developer's engineer, Tyler Knight to return to the podium to respond to the questions raised during the public hearing.

RESPONSE TO PUBLIC HEARING COMMENTS:

(1) Tyler Knight said that he is not sure what the average square footage of the homes will be. Commissioner Knighton suggested the buildable area be plotted on the site plan. Tyler Knight said the lots are 15,000 square foot minimum, the same size as those on 1500 North. With a 30-foot setback, there is room for a 40 x 60 foot foundation. They are not restricting the minimum size of the homes, but John Barker said they want to make them as large as possible.

(2) Tyler Knight said they are providing a 10-inch sewer line into the subdivision which is more than adequate for the six lots.

(3) Tyler Knight said there is a restriction for no basements and no slab on grade. Crawl spaces serve somewhat as a drain before water can infiltrate into the house. He is unaware if sump pumps are required or suggested. Foundation drains and sump pumps will depend on what level of security the homeowner wants to install. They were not required to do a percolation test. With the design of the plan, he does not believe a sewer pump is necessary. The cul-de-sac is two feet above the elevation of existing road so they should have adequate slope for the sewer to drain. Tyler Knight said there are two existing storm drain boxes on the corner of 400 West and 1500 North, which will drain most of the storm water. The pipe goes north, but he is not sure where it empties. Bill Morris suggested they find out where the water goes.

(4) Raising the grade on lots which might cause flooding onto existing lots was a concern. Tyler Knight said developers will raise the grade somewhat for the road, but the overall development should remain at the existing grade. He agreed to put a note on the plat that owners are not allowed to raise the grade.

(5) Tyler Knight recognized that there is an area located in the flood plain so it is nationally recognized there is a danger there, and this area is indicated on the site plan. Bill Morris said that the third-party notice sign indicated proposed subdivision or "amendment." The notice sign points out a land use application is pending meaning that a change of use is being considered. Bill Morris stated that individual notices are no longer sent to neighboring property owners. Land use changes are noticed by posting the property with a large yellow sign, putting notice on the Utah public notice web site, on the city web page, and notice is printed in the local newspaper.

Commissioners recommended the following items prior to final approval: (1) Chainlink fencing is required and should be noted, (2) Determine where the storm drains discharge, (3) Include a note on the plat stating lot elevation is must not be raised, (4) Show buildable area on the lots and any minimum home size, (5) Provide information on the historic water table level.

MOTION: Commissioner Smith motioned to recommend preliminary site plan approval for Hunting Park six-lot subdivision located at the west end of 1500 North subject to recommendations in the city engineer's memo dated July 6, 2015, and including the five items listed above. The motion was seconded by Commissioner Holbrook and was unanimously approved.

5. Adjourn

At 7:30 p.m., Commissioner Holbrook motioned and Commissioner Knighton seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held August 12, 2015, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman