

**Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., January 12, 2022
Conducting: Chair Chad Holbrook**

Commissioners: Chad Holbrook, Chair
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare
Brad Elmer

Staff: Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works Director)

Visitors: Austin Moffitt, Brenna Teuscher, Deanna Aguilar, Blaine Barrow, Jake Thompson, Rod Thompson, Doug Palermo, Michelle Tait, Antonio Flores, Chris Evertz, Frances Francisco, Jennifer Reeder, Ryan Alvarez, Marci Doolan.

1. CALL TO ORDER.

Chair Holbrook called the meeting to order and welcomed all visitors.

2. OATHS OF OFFICE.

Jennie Knight administered the Oaths of Office to Commissioners Nelson, Averill, and alternate Elmer.

3. CONSENT APPROVAL – of Planning Commission minutes from December 8, 2021.

Chair Holbrook asked if there were any changes to the December meeting minutes. Commissioner Averill stated that all his minor corrections were already discussed with staff and taken care of. No other commissioners had any corrections that needed to be notated.

MOTION: Commissioner Nelson motioned to approve the minutes from December 8, 2021 with minor corrections. Commissioner Averill seconded the motion. Voting was unanimous.

4. ELECT – Chair and Vice Chair for 2022.

Chair Holbrook opened for nomination for Chair and Vice Chair for 2022. Commissioner Nelson nominated Chair Holbrook to continue as chair. Commissioner Smith nominated Commissioner Nelson as vice chair. Chair Holbrook said he felt honored to serve and represent the city as chair for the Planning Commission.

MOTION: Commissioner Averill motioned to approve Chad Holbrook for the 2022 Chair and Brenda Nelson as 2022 Vice Chair. Commissioner Smith seconded the motion. Voting was unanimous.

5. PUBLIC HEARING – Harrisville City Planning Commission will take public comments for and/or against Harrisville Ordinance 530; a zoning change application received by Ben Lomond Properties, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #11-019-0007, located at approximately 1801 N. Highway 89.

Bill Morris reviewed the application and concept plan for the rezone request. The property is currently zoned A-1. On the General Plan this parcel is zoned CP-2. This zoning request meets our General Plan. The development would be strictly commercial. The concept plan was presented as well for medical offices, rental spaces and a convenience store with parking spaces. They will be aligning the parking from the access point allowed by UDOT. The City Municipal complex would connect to the north of the project. Commissioner Nelson asked if there would be a stop light. Mr. Morris stated the project is 8.5 acres. Chair Holbrook stated that the difficulty with growth is having enough commercial. He feels it would be good for the city to have this.

Chair Holbrook declared the public hearing open.

Jennifer Reeder spoke. She said she lives on the corner of HWY 89 and Huntington Creek drive. Will this zoning change the ordinance for allowing guns to be across the highway and allow hunting? If it does, she is all for it.

Mr. Morris said that questions will be addressed after the public comment section is closed. Chair Holbrook asked for anyone else.

Austin Moffit stood and said her concern was with the run off from the project. She wanted to know how this would be address since she sees it going right into her pasture where an open ditch already runs.

Chair Holbrook closed the public hearing since no other comments were offered and to address the questions brought forth.

6. DISCUSSION/ACTION/RECOMMEND – to recommend adoption of Harrisville Ordinance 530; a zoning change application received by Ben Lomond Properties, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #11-019-0007, located at approximately 1801 N. Highway 89.

Mr. Morris said that the public comment period for written comments will remain open until February 7, 2022 at 5 p.m. He then turned his attention to address the comment that was made earlier by Ms. Reeder. Once the development begins it will trigger Utah Code §76-10-508 which prohibits the discharge of guns within 600 feet of any building or near the highway. This project will see an end to this violation.

Mr. Morris asked for Justin Shinsel, the Harrisville City Public Works Director, to address the storm drainage for the property. Mr. Shinsel said he will work very diligently in the engineering process to address this issue. From his understanding the storm drain runs into the UDOT storm drain. Ms. Moffit said that there is a storm drain that is uncapped near her property and causes issues. Mr. Shinsel reiterated he would address this with the engineering process. Mr. Morris said we will also need to make certain this is addressed with the Municipal Complex as well since the land is flat and the run off is an issue.

MOTION: Commissioner Averill motioned to recommend approval of Harrisville Ordinance 530; a zoning change application received by Ben Lomond Properties, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #11-019-0007, located at approximately 1801 N. Highway 89. Commissioner Nelson seconded the motion. Voting was unanimous.

7. DISCUSSION/ACTION/RECOMMEND – to recommend final approval of The Copperwoods Subdivision a 66-unit mixed-use development located at approximately 1956 North Highway 89.

Mr. Morris stated most of the items on the engineer's memo dated January 7, 2022 are completed during the pre-construction meeting with the exception of item #2. This item is strictly dealing with an engineering issue where the developer will need to have a structure on the detention pond to keep the discharged storm water clean. Commissioner Averill asked about the detention basins. Mr. Shinsel was asked to address the storm drain and detention basins. The snout mentioned in Item #2 is to help restrict the flow to not inundate the system and help clean out the storm drain. Chair Holbrook asked if item #2 was addressing both retention ponds. Mr. Shinsel said this only addresses the north end. The south end will flow to the north basin. The city is looking at a possible second smaller basin. The construction drawings were brought up to clarify the question about the retention basins. No further discussion was presented.

MOTION: Commissioner Nelson motioned to recommend final approval of The Copperwoods Subdivision a 66-unit mixed-use development located at approximately 1956 North Highway 89 subject to the engineer's memo dated January 7, the staff and agency comments and complies with municipal code and MDA. Commissioner Smith seconded the motion. Voting was unanimous.

8. DISCUSSION/ACTION/RECOMMEND – to approve a Conditional Use Permit for a home occupation at property located at 1066 North Wahlen Way. (Applicant Andrew Christensen)

Chair Holbrook tabled this item due to the applicant not being present to answer questions related to the home occupation such as: hours of operation, employees, etc. Mr. Morris requested a letter to be sent to the applicant by city staff to indicate this and to reschedule.

9. DISCUSSION/ACTION/RECOMMEND – to recommend site plan approval of the Wal-Mart Gas Station at 534 N Harrisville Road.

Mr. Morris discussed that this is a site plan approval. Commissioner Averill said the main thing mentioned in the engineer's memo states a concern with the drainage. Chair Holbrook asked if a buffer could be placed to help attract business with the open commercial pad that is located next to Chili's Restaurant.

Mr. Alvarez was asked to address any questions and to present the project. He described that the pad would be to the south east corner of the current parking lot with a 400 sq ft kiosk; all contained under an open canopy. It would be open to the public to be in line with a neighborhood gas station. It will be able to be accessed from either direction.

Mr. Morris brought the landscaping concern to the developers. Mr. Alvarez asked if this is a code requirement. There would be some signage in that area to consider since they would like it to remain visible to the public. They wish to be courteous to the other businesses. Mr. Alvarez asked if there was a need outside of what was already there on the property.

Chair Holbrook asked about where the signage would be placed. Mr. Alvarez said the corner is currently a preliminary sign location. He referred the matter to his architect Chris Evertz. Mr. Evertz asked if the city had the elevation drawings to easily explain where the signs would be. There would be no sign on the corner; that has been updated. The new signage will replace the current two pilon signs on the property located at the east and west entrances. Price signs will also be on the canopy.

Commissioner Nelson clarified that the shrubbery and trees be on the south side of the project as long as it does not interfere with clear view vision for the restaurants or cars.

Commissioner Averill asked about the drainage. Mr. Alvarez said he would make the changes as the project moves forward to City Council. Mr. Morris said that there would be no City Council approval since this is strictly a commercial project. The next step would be pre-con and the issues would need to be addressed at that point.

MOTION: Commissioner Holbrook motioned to approve the preliminary and final Commercial Site Plan for Walmart Gas Station located at 534 N Harrisville Road subject to the City Engineer's memo of January 7, 2022, all staff and agency comments and an updated beautification effort. Commissioner Averill seconded the motion. Voting was unanimous.

10. COMMISSION/STAFF FOLLOW-UP.

Chair Holbrook asked about a list of possible trainings. Mr. Morris said he would do some training at the next meetings. Rules of procedures and ethnics are some of the topics he will address. Any other

hours/topics required will be covered as meetings will allow. There will also be other meetings in Plain City and with the League offering to help complete this requirement.

Mr. Morris said there are no development issues to discuss. He addressed the Copperwoods subdivision being approved for Preliminary at City Council last night. He also mentioned that the City Council is working on the concept of the new Municipal Complex. The city shops are currently in the process of being sold. Commissioner Averill asked what would happen to the current city office building. Mr. Morris said that it too will be sold to cover the cost of the new municipal complex.

Mr. Shinsel addressed Warren Hollow Subdivision is moving forward slowly. The pre-con for Montgomery Farms was completed last week. Road work has been already begun to be cut in. Infrastructure will be started within the next couple of weeks. Mr. Shinsel said that if any of the Commissioners would like to have a tour of the projects in the city, he will be more than willing to facilitate.

11. ADJOURN.

Chair Holbrook formally adjourned the meeting at 7:43 p.m.

Cynthia Benson
Deputy City Recorder

Chad Holbrook
Chair