



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, August 10, 2022 – 7:00 p.m.

Commissioners: Chad Holbrook, Chair
Nathan Averill
Kevin Shakespeare
William Smith

Staff: Jennie Knight (City Administrator)
Cynthia Benson (Deputy Recorder)

Visitors: Jeff Gleason, Tracy Nelson, Tausha Turner, Kristi Jellerson, Ken Walters, Michelle Walters, and B. Palmer.

1. CALL TO ORDER

Chair Holbrook called the meeting to order, extended a welcome to all visitors, and excused Commissioner Brad Elmer and Commissioner Brenda Nelson.

2. CONSENT APPROVAL – of Planning Commission minutes from July 13, 2022. There were a few minor spelling errors the staff found during final review of meeting packet.

MOTION: Commissioner Averill motioned to approve with corrections the Planning Commission minutes of July 13, 2022. Commissioner Shakespeare seconded. The motion passed unanimously.

3. DISCUSSION/ACTION/RECOMMEND – to grant preliminary/final approval of Greenwood Charter School Site Plan Amendment located at 840 N Highway 89.

Chair Holbrook asked Jennie Knight, City Administrator, to introduce the project. Jennie Knight read her staff memo on the project. An application was received on July 14, 2022 from Enhanced Homes Construction, LLC, for a preliminary and final site plan amendment for parcel 11-033-0008, located at approximately 840 N Highway 89. The application, including the accompanying site plan are in compliance with Harrisville Municipal Code. A detailed plan shows the proposed bowery and shed on the northside of the existing school. The applicants met with the Project Management team and received a recommendation to forward this to Planning Commission with the proposed site plan. There are no new utilities, roadways, or additional access points being created. The structure will only be used during daytime hours for school and/or after school events. Staff is recommending preliminary and final approval for the proposed Greenwood Charter School site plan amendment subject to Harrisville Municipal Code and any other agency or staff comments. They are proposing the bowery and a small utility shed. The red line on the site plan is for ADA access to the bowery. The road is not being constructed at this time. Commissioner Averill asked for clarification the ramp construction. Jennie Knight said the road would not be built at this time only the ramp.

Chair Holbrook asked for Jeff Gleason from Enhanced Homes Construction to step forward to answer questions. He is the operations and project manager. Chair Holbrook asked him for the timeline of the project. Jeff Gleason said they are hoping to be within six (6) weeks if materials are readily available. It is a timber frame pavilion. This will be a 40 x 70 pavilion.

Commissioner Averill asked what the school was planning on using it for. Tracy Nelson from Greenwood Charter School said the pavilion would be used for day education as well as celebrations of learning, school events, and activities. A full outdoor classroom. The school teaches a lot of nature items. This will help to accommodate this instruction. Commissioner Averill asked about the after-school activities. Tracy Nelson clarified some activities will be in the evening since they will include the parents. There are plans for alternative lighting in the future.

Commissioner Smith was concerned with parking. Chair Holbrook asked about the ADA access and if there is already an existing road. Tracy Nelson described how they currently have a partial asphalt road on the edge of the building. The ramp will extend from there to the pavilion area to meet the ADA requirements. The road will not be completed at this time.

MOTION: Commissioner Shakespeare motioned to grant preliminary/final approval of Greenwood Charter School Site Plan Amendment located at 840 N Highway 89 subject to compliance with Harrisville Municipal Code, and all other staff or agency requirements. Commissioner Averill seconded. The motion passed unanimously.

4. COMMISSION/STAFF FOLLOW-UP.

Chair Holbrook asked Jennie Knight for more information on the meeting the city had with Ben Lomond View Estates. Jennie Knight replied the city was invited to attend a meeting between UDOT and the developer. There was a discussion on the placement with the potential lights. UDOT proposed the lights be off Huntington Creek. The city and developer are asking for them to be placed at the entrance of the golf course to better serve the residents and give access to the municipal complex. UDOT would like an assessment of the Huntington Creek before they will grant the permit. The study completed by the developer was for the east side of HWY 89 and not the west in anticipation of the connection at 1900 N. There is a small storm water issue which the developer will need to be work through as well.

Chair Holbrook asked for an update on the Copperwoods. Jennie Knight said they are getting close to record. They are currently working through the escrow process. Once the escrow process is completed then they can pull their building permits. He brought up the subdivision to the west of city hall. Jennie Knight said Ashlar Cove is moving forward as well. Next, he asked for was an update on Dixon Creek. Jennie Knight said Dixon Creek is moving forward to City Council for preliminary approval. The first phase will come back to Planning Commission as soon as the comments on their memos are addressed.

5. ADJOURN.

Chair Holbrook adjourned the meeting at 7:16 PM.