

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., June 12, 2019

Commissioners: Kevin Jensen
Nathan Averill
Chad Holbrook
Brenda Nelson

Staff: Laurence Boswell (Land Use Coordinator)
Bill Morris (City Administrator)
Ronda Kippen (Community Planner)

Visitors: Dan Sharp, Jamie Christensen, Austin Moffitt, Heidi Wahlen.

1. CALL TO ORDER.

Chair Chad Holbrook called the meeting to order at 7:00 PM.

CONSENT APPROVAL of Planning Commission Meeting Minutes May 15, 2019.

Commissioner Averill motioned and Commissioner Jensen seconded the motion to approve the planning commission meeting minutes from May 15, 2019. Vote called and passed unanimous.

2. **DISCUSSION/ACTION** to receive approval on site plan for 7-Eleven project to be located at 120 N street and 130 N Street.

DISCUSSION

Dan Sharp is the engineer representing the 7-Eleven project. Dan is currently working with UDOT about getting access off Wall Ave. UDOT has stated that they are okay granting access based on certain conditions. The City is waiting for a final approval letter from UDOT. Mr. Sharp stated that they are working with Ogden City to get approval about the side walk and access off North Street. Mr. Sharp also stated that they have acceptance from Weber Sewer, however; Ogden City treats the water so they will still need an approval letter from Ogden for the sewer connection. Mr. Sharp is currently working on storm drain issues. The retention basin will be located along the backside of the property. Parts of the basin will be two feet and nine inches in depth, whereas other parts of the basin will be right at two feet. All issues will be addressed with the Harrisville City engineer.

Commissioner Jensen asked about truck paths. Mr. Sharp stated that there is a truck route drawn into the plans and that there should be plenty of room for trucks to get in and out of the gas station.

Mr. Morris stated that this development should help mitigate storm drain issues on that property, and adjacent properties, including the liquor store.

Commissioner Averill asked about handicap stalls. Mr. Morriss stated that they just need one on site.

MOTION

Commissioner Jensen motions and Commissioner Averill seconds to approve the site plan for 7-Eleven to be located at 120 N street and 130 N Street contingent of the requirements of the engineer's memo and the municipal code. Vote called and passed unanimous.

3. **DISCUSSION/ACTION** on conditional use permit for a salon business to be located at the residential home of Jamie Christensen at 252 E 1500 N.

DISCUSSION

Jamie Christensen is requesting to open up a business out of her home. Her business will entail microneedling, and other cosmetic services. She will have one client at a time and plans on working about two days out of the week, usually Mondays and Fridays, and sometimes Saturdays.

Commissioner Nelson asked about times of operation.

Jamie stated that she will operate between 11:00 am and 7:00 pm.

Commissioner Averill asked if any of the chemicals used will cause a nuisance for the neighbors.

Jamie stated that the chemicals used come in a pill form that she keeps inside the home. She also stated that she has a first aid kit handy if anything goes wrong, and that all needs used for clients are a one-time use and disposable. The pills she uses are self-neutralizing, so it's safe for the clients.

Mr. Morris reads the municipal code 11.10.020.9 about the rules of running a home occupation. Mr. Morris also states that the fire marshall will need to inspect the home and Jamie will need to provide a copy of her state license.

MOTION

Commissioner Nelson motions and Commissioner Jensen seconds to approve the conditional use permit for a salon business to be located at the residential home of Jamie Christensen at 252 E 1500 N on the following conditions: That the business follows the regulations in the Harrisville Municipal code 11.10.020, Subsection 9. Vote called and passed unanimous.

4. **PUBLIC COMMENTS:** *"This is an opportunity to address the Planning commission regarding our concerns or ideas on land use issues. Comments are limited to three minutes. The*

Planning commission cannot take action on any item brought to the planning Commissions' attention except to instruct staff to place this item on a future agenda."

No comments.

5. COMMISSION AND STAFF FOLLOW-UP: Introduce Community Planner Ronda Kippen.

6. ADJOURN.