



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

MAYOR:

Bruce N. Richins

COUNCIL MEMBERS:

Grover Wilhelmsen
Michelle Tait
Jeffery Pearce
Jennifer Jensen
Jennifer Morrell

**CITY COUNCIL MEETING
AGENDA
363 West Independence Blvd
March 24, 2015**

"In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Recorder at 801-782-4100, providing at least three working days advance notice of the meeting."

6:30 P.M. BUDGET WORK SESSION

7:00 P.M. CITY COUNCIL MEETING
Presiding: Mayor Bruce Richins
Mayor Pro Tem: Jeff Pearce

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE & OPENING CEREMONY** [Council Member Morrell]
- 3. CONSENT ITEMS**
 - a. Approve the minutes of March 10, 2015 as presented.
- 4. BUSINESS ITEMS**
 - a. Discussion/possible action to approve 2015 Street Maintenance Projects.[Gene Bingham]
 - b. Discussion/possible action to approve Harrisville City Ordinance 470; An Ordinance of Harrisville City, Utah, amending chapter 11.08 and Chapter 11.12 of the Land Use Ordinance adding additional uses; amending the official Zoning Map on certain property; severability; and providing an effective date.[Bill Morris]
 - c. Discussion/possible action to approve Harrisville City Ordinance 471; An Ordinance of Harrisville City, Utah, amending the official General Plan Map for the City; severability; and providing an effective date. [Bill Morris]
- 5. PUBLIC COMMENTS - (3 minute maximum)**
- 6. MAYOR/COUNCIL FOLLOW-UP:**
- 7. ADJOURN**
- 8. HERITAGE DAYS WORK SESSION**

DATE POSTED: March 23, 2015

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was faxed to the Ogden Standard Examiner, Weber County Library, and neighboring cities. The agenda was also posted at the following locations: City hall, on the City's website www.cityofharrisville.com and the State Public Meeting Notice website at <http://pmn.utah.gov>.

MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
Tuesday, March 10, 2015 – 7:00p.m.
Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404

Present: Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Grover Wilhelmsen, Council Member Jennifer Jensen, Council Member Michelle Tait, Council Member Jennifer Morrell.

Staff: Bill Morris, City Administrator, Gene Bingham, Public Works Director, Jennie Knight, City Recorder.

Visitors: Ruth Pearce, Kysen Burnett, Evan Baer, Shylla Searle, Bob Howard, Joan Brown, Dave Wade, Jeremiah Jones, Troy Morrell.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Richins called the meeting to order and welcomed all visitors.

2. Opening Ceremony.

Council Member Jensen conducted the opening ceremony and led the pledge of allegiance.

3. Consent Items.

- a. Approve the minutes of February 24, 2015 as presented.

MOTION: Council Member Tait motioned to approve the consent items for March 10, 2015. Council Member Morrell seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

- a. Discussion/possible action to approve Harrisville City 2015 Street Maintenance Projects.

Gene Bingham said this item is specifically the crack seal projects. This is a routine project. Based on the memo included in Council's packet there were 5 bids solicited. Most of these companies who submitted bids have done work for the city in the past. Some companies are young and new and typically have lower prices because they want business. These prices reflect this is the case. Aspen Paving did the crack seals last year and did a good job. They are the lowest bid again this year.

Council Member Tait asked why there is such a difference in the pricing. Gene Bingham explained there has always been a large range in pricing this project. He has discussed this with the providers and because the pricing is based on such an abstract guess with

regard to how much the project will cost. The best way to get a fair price is soliciting a lot of bids. This seems to work well.

Council Member Pearce asked if this is a city wide project. Gene Bingham confirmed this covers the entire city. He checks every road throughout the city and takes note of the areas that need to be sealed. Some areas need it and some don't; but there are roads throughout the city. The newer roads have a protection against moisture seeping through but the older roads do not. They do their best to try to keep all of the moisture out.

Council Member Morrell asked how long this project will take. Gene Bingham said 3-4 days. He spoke with Aspen Paving today. With approval, they hope to start the first of next week and the project will likely carry into the following week. The project is weather driven and they must keep a close watch.

MOTION: Council Member Morrell motioned to approve the 2015 Street Maintenance Project to Aspen Paving in the amount of \$21,800. Council Member Pearce seconded the motion. A Roll Call vote was taken.

| | |
|----------------------------------|------------|
| Council Member Wilhelmsen | Yes |
| Council Member Tait | Yes |
| Council Member Pearce | Yes |
| Council Member Jensen | Yes |
| Council Member Morrell | Yes |

Motion passed 5-0.

b. Discussion/possible action to approve 2015 Election as Vote by Mail.

Jennie Knight explained the past history of the Election budget. It has varied from \$8,500 to \$5,000 over the last 8 years. With the upcoming challenges with voting machines the estimated cost of holding a vote by mail election is very consistent with what we have paid in the past. She recommended holding the hybrid election which will introduce registered voters to the vote by mail option but also allow for those interested in having a voting experience on Election Day. By using city staff the cost of holding the hybrid election is lower than holding an all vote by mail election. This will also allow for residents to be informed in the likelihood elections will become entirely vote by mail.

Council Member Tait asked if the polling location will be open only on Election Day. All the other votes will be cast through the mail. Jennie Knight responded, yes, we will have one polling location here at the city office building and all registered voters will receive a ballot through the mail. We are anticipating experiencing the same thing the county found; that people will be more likely to drop off their ballot on Election Day than cast their ballot at the poll. Voters can also vote earlier with a drop box. Council Member Morrell said any votes cast on Election Day will be provisional votes, because the voter will have already received a ballot in the mail.

Council Member Jensen said she has received feedback from elderly voters who were brought up having an Election Day experience. Council Member Morrell said once voters experience the vote by mail option, they usually request this in the future. Jennie

Knight said this will help with elections costs as well. Council Member Tait said this also helps with voter turn-out.

Council Member Pearce pointed out the vote by mail will affect the campaigning efforts. Jennie Knight confirmed this will change options with campaigning. This is more an educational effort rather than campaigning problem. Mayor and Council discussed how the campaign timeframe will change to an election period rather than an Election Day. Council Member Morrell explained the candidates can get a daily report from the county election office showing whose ballots have already been cast. Jennie Knight pointed out this will help concentrate efforts in the appropriate areas. Mayor and Council discussed what other cities and counties might be considering.

Council Member Jensen expressed concern with mandating how people vote and taking away choices. Council Member Tait pointed out there are a lot of things in our lives where we have to make adjustments even though we may be used to doing things a certain way. Eventually we will find we have to make adjustments. Jennie Knight said this hybrid election will be a good opportunity for us to see how vote by mail effects our election with also having a polling location available for those who want to vote on Election Day. Mayor and Council discussed a few more advantages and disadvantages of the vote by mail election process.

[Council Member Morrell abstained from the vote due to her employment with Weber County.]

MOTION: Council Member Jensen motioned to approve the 2015 Election as a hybrid election. Council Member Wilhelmsen seconded the motion. All Council Members with exception to Council Member Morrell voted aye. Motion passed.

c. Discussion/possible action to approve Harrisville City Ordinance 469 Business License Regulations and General Revenue.

Bill Morris explained this is a very comprehensive ordinance. He suggested Council do something similar to what we did with the definition ordinance due to the comprehensive information. Included is a study that Zion's Bank has produced showing the maximum fee schedule amounts the city may charge for business license categories. He would like to collect comments and information from each Council Member, make the changes and include this for approval at a later Council meeting. We will have Janette Harris from Zion's Bank present the information and we can invite the businesses to attend at that time. One new change includes the city administrator allowing consideration of reduction in fees for items such as hardships, etc. Reduction in fees will apply to all businesses within the category approved. These fees are based on disproportionate service costs. These services are currently being provided by tax payer dollars.

Council Member Tait asked if this considers the discount given to big box stores. Bill Morris said this can be applied the same way; Walmart business license fees increased from around \$61,000 to \$73,000. We currently allow for a 2/3 reduction in this cost. Bill Morris explained that Janette Harris will address some of these items in her presentation. He specified the sections that include changes; 3.01, 3.03, 3.05, and 3.15. Some sections were not affected; 3.09, 3.11, 3.17, 3.19, 3.21. Section 3.13 was just rewritten.

Council Member Wilhelmsen said the door to door solicitation section was quite interesting. Bill Morris said this information is provided by the Trust. Mayor and Council gave discussion about door to door solicitation and the requirements. Mayor Richins pointed out they respect the “No Solicitation” signs.

Council Member Morrell said there are some related items being discussed during the legislative session and it would be good to hold off until after the session ends.

All Council Members agreed to table this discussion.

5. Public Comments - (3 minute maximum)

No public comments were offered.

6. Mayor/Council Follow-up:

Council Member Jensen said there is continued speeding on her road. She would like to have more patrol on her street. She explained the improvements are not in yet so pedestrians are in the roadway with no sidewalk.

Bill Morris reported that we did not get the RAMP grant. We are requesting a copy of the score sheet. There was another grant submitted that was in direct competition to the one we applied for. Jennie Knight will email the list out to show who was awarded RAMP grants.

Mayor Richins asked Council to turn in their per diem slips for the ULCT conference. Jennie Knight said she will register everyone who is attending but they will need to submit their own forms for mileage travel.

Council Member Tait reported the Easter egg hunt will be on April 4th, 2015 at 9:00am. The youth city council will meet to talk about this event on March 19th at 7:00pm.

7. Adjourn.

Mayor Richins motioned to adjourn at 7:35pm.

8. Heritage Days Work Session.

Mayor Richins called the work session to order. Council Member Jensen asked if anyone has lined up any volunteers. Mayor Richins mentioned Heidi Slade has offered to help with Harrisville’s Got Talent. Council Member Wilhelmsen will reach out to her for help with that event.

Jennie Knight reported that Plain City Fire Department has volunteered to cover the fireworks since North View Fire Department has a conflict with attending due to prior obligations with Pleasant View’s Founder’s Day celebration. All that is left to address is finding a first aid booth. Chief Wade explained he contacts all of the cities in the spring to see what dates are set as city celebrations. He indicated about 14 firefighters are needed to cover for the Pleasant View fireworks and they only have a 30 man staff; they still have to cover calls as well. Ogden Fire Department sometimes brings resources up towards Mountain View Clinic so they are a little closer to respond, if necessary. He wanted to reach out to Council with what their capabilities are. He said he supports Plain City covering for the fireworks; he doesn’t have any problem with that. He

explained most of the area that used to be a concern around the Harrisville Park has been developed into houses eliminating some risk. He said there is always a certain risk as fireworks are still dangerous and that needs to be addressed.

Mayor, Council, and Chief Wade agreed the North View Fire Department will participate in the parade at 9:00am and then return mid afternoon to provide EMT services as part of the mass gathering requirement. If Plain City is available to cover the fireworks that should meet the city's needs. He will reach out to Chief Crowton in Plain City as well. He explained it is common for fire departments to trade coverage in certain circumstances. Chief Wade agreed they could lead the Harrisville parade and then head up to Pleasant View. Council Member Wilhelmsen explained the hope of Council is with offset parade times we will have more participants involved.

Council Member Jensen suggested allowing free entrance in the timed run for all volunteers to help incent them to volunteer. They would also get a t-shirt and "swag bag" as well. She has a list of 50 people but has not contacted them yet. She is planning to hold a volunteer meeting on a separate night in the near future. Council Member Morrell said she has the number of volunteers needed for the 5K. She asked if Council Member Jensen has a logo for this year's celebration. Council Member Jensen asked if there is a preference for the logo and if it is full color or black and white. Council Member Morrell stated last year's logo was full color but the t-shirt printer modified it so they could print the shirts in one color to save money. Council Member Morrell said Ryan Walker designed the logo for last year.

Mayor and Council agreed on a preliminary outline of events. Parade will run at 9am. The kickball tournament will start at 10am. Council Member Pearce is in charge of Bingo which will start at 10am and run to either 3pm or 5pm. Council Member Pearce will also solicit prizes for Bingo from local businesses. Ninja Warrior will be run by the Emerson's and will start at 12pm. Council Member Tait will handle the kid's games from 11-2pm. She will also run the sawdust scramble at 1pm. Mayor Richins will hold the frozen t-shirt contest at 2:30pm. Council Member Jensen said she will contact Bryan Fife about running the disc golf tournament at 3pm. Council Member Wilhelmsen will begin Harrisville's Got Talent at 5:30pm running through 7-7:30pm. The dance will begin at 8pm with fireworks at 10pm. Council Member Jensen asked for suggestions on filling the time between 3-5pm. She would also like to have a volleyball tournament at 10am. She will contact Gene Bingham to discuss the condition of the sand. Mayor and Council agreed events can run concurrent.

Mayor and Council discussed using the city newsletter, the marquee and facebook to advertise.

Council Member Wilhelmsen asked about the 3 on 3 basketball tournament. Council Member Jensen said someone needs to contact Russell Dental. Mayor Richins agree to contact him about that tournament. Council Member Wilhelmsen asked about the recreation booth. Council Member Jensen said her family can run that booth. It is always popular.

Council Member Jensen asked if anyone has secured any food booths. Mayor Richins said he has made a few calls. Asian Express does not have the staff to participate. Pier 49 has recently changed ownership and management; he left a message. He contacted both Chic-fil-a and Subway. He will follow-up with Hot Diggety.

Mayor and Council gave discussion on food booth requirements and agreed to maintain the same booth fees as last year.

Jennie Knight explained she was contacted by a resident inquiring about Little Miss Harrisville. She informed the resident events like these have been eliminated due to lack of volunteers.

Council Member Jensen expressed her desire to hold a facebook like and share scavenger hunt. Jennie Knight said she will post the information to facebook if Council Member Jensen emails the content.

Mayor Richins suggested providing a schedule of events for each member of Council. He also asked if we have secured a sound system provider. Council Member Jensen said she has a contact that could possibly fill in.

Council Member Jensen suggested trying to find more volunteers for activities. Mayor Richins asked which activities need volunteers. Council Member Jensen said volleyball, kickball, Harrisville's Got Talent, and the disc golf tournament. Council Member Tait will include the Youth City Council in her assigned activities.

Council Member Wilhelmsen asked if they still intend to have performers throughout the day. Mayor and Council gave a short discussion on contacting these groups.

Mayor Richins motioned to adjourn at 8:29pm.

BRUCE RICHINS
Mayor

ATTEST:

JENNIE KNIGHT
City Recorder
Approved this 24th day of March, 2015

M E M O R A N D U M

To: HARRISVILLE CITY CORPORATION

From: Brent W. Slater, PLS *Brent W. Slater*
 Jones and Associates - Harrisville City Engineers

RE: **2015 STREET MAINTENANCE PROJECTS**

Date: March 12, 2015

On March 11, 2015 at 2:00 pm, bids were opened for the **2015 STREET MAINTENANCE PROJECTS**. Eight bids were received and opened. The results of the bidding are shown on the Bid Opening Report and the Summary of Proposals Received. We have checked all bids and found one error in the Consolidated Paving bid. Item 3 in schedule B was written \$2.44 a s.y. for overlay fabric as being \$8,491.20 when \$2.44 times 3,840 s.y. comes to \$9,369.60. A difference of \$878.40 more for that item. This put the total bid for Schedule B at \$31,963.89. The second bidder is at \$32,114.00. Consolidated Paving is still the low bidder.

We have reviewed all bids and recommend Award of Contracts to the following in response to their low bid:

| | | | |
|--|-----------------|------------------------------|---------------------|
| Morgan Pavement Maintenance | Sch. "A" | Total Contract Amount | \$ 69,984.14 |
| Consolidated Paving & Concrete | Sch. "B" | Total Contract Amount | \$ 31,963.89 |
| Total of Low Bids for all Schedules | | | \$101,948.03 |

If the City Council agrees with this recommendation, please pass a motion accepting the bid and awarding the contract to the above mentioned contractors for the amounts shown. Please sign the Contract Agreement and the Notice of Award and get to the Contractors as soon as possible. I can hand deliver them and get their signatures pretty quick if you would like me to.

Within 10 days following the Award of Contract, the Contractor is responsible to submit to you the following:

1. Copy of the Notice of Award with signed acknowledgment by the Contractor
2. Performance Bond
3. Payment Bond
4. Signed Contract Agreement
5. Insurance Certificates

When these documents have been received, please notify our office and we will schedule a Preconstruction Conference. At this conference we will issue a Notice to Proceed and discuss the construction details with the contractor prior to beginning the work. The contractor shall complete all work on or before the dates as follows: Sch. "A" Slurry - August 31, 2015. Sch "B" Asphalt Overlay - Can not begin until June 1 (weather permitting) and be completed before September 30, 2015.

We are very pleased with the bidding and look forward to the successful completion of this project. Should you have any questions, please let us know.



CONSULTING ENGINEERS

BID OPENING REPORT

Project: **2015 STREET MAINTENANCE PROJECTS**
 Bid Opening Date: March 24, 2015 Time: 2:00 p.m.
 Engineer's Estimates: **Schedule A: Type III Slurry -**
 Schedule B: Asphalt overlay

Client: **HARRISVILLE CITY CORPORATION**
 Place: Jones & Associates Engineers Offices
 \$ 79,142.00
 \$ 33,755.00
All Schedules: \$112,897.00

| Bidder | Sch. "A" | Sch. "B" | Total Bid |
|-------------------------|------------------------|------------------------|-----------------------------|
| 1. ADVANCED PAVING | | \$32,114 ²² | * CORRECTION |
| 2. CONSOLIDATED PAVING | | \$31,085 ⁴⁹ | (\$31,963 ²⁹) * |
| 3. POST ASPHALT | | \$32,604 ⁰² | |
| 4. INTERMOUNTAIN SLURRY | \$76,315 ⁵⁰ | \$40,873 ⁴¹ | \$117,188 ⁹¹ |
| 5. MORGAN PAVEMENT | \$69,984 ¹⁴ | \$33,593 ⁰² | \$103,577 ¹⁴ |
| 6. PR PAVING | \$ 0 | \$36,066 ⁰⁰ | |
| 7. M&M ASPHALT | \$79,701 ³⁰ | | |
| 8. STAKER PARSONS | | \$32,139 ⁴⁰ | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |

**HARRISVILLE CITY
ORDINANCE NO. 470**

ZONING ORDINANCE AND MAP AMENDMENT – WELFARE SQUARE

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING CHAPTER 11.08 AND CHAPTER 11. 12 OF THE LAND USE ORDINANCE ADDING ADDITIONAL USES; AMENDING THE OFFICIAL ZONING MAP ON CERTAIN PROPERTY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10 Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an General Plan Map and Zoning Map to governing land use within the City;

WHEREAS, the Property Owner(s) of certain Parcel Numbers 11-042-0027, 11-042-0030, and 11-042-0031 desires to amend the Zoning Map for said parcels;

WHEREAS, the Zoning Map identified in the attached Exhibit “A” delineates the area of the proposed for amendment;

WHEREAS, the Applicant has submitted the required Conceptual Plan attached as Exhibit “B”;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on March 11, 2015, to take public comment on this proposed Ordinance, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on March 24, 2015;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Land Use Ordinance Amendment. The Land Use Ordinance is hereby amended to add the following uses:

11.08.020. Uses.

| Land Use | Zones | | | |
|--|-------|--------|-------|--------|
| Recreation, Educational, Institutional | A-1 | R-1-20 | RE-15 | R-1-10 |

| | | | | |
|--|---|---|---|---|
| <u>Eleemosynary uses.</u> | P | C | C | C |
| <u>Public office or service buildings.</u> | P | P | P | P |

11.12.020. Uses.

| Land Use | Zones | |
|---------------------------|-------|------|
| Institutional | CP-2 | MP-1 |
| <u>Eleemosynary uses.</u> | P | P |
| Manufacturing | | |
| <u>Cannery.</u> | C | P |

Section 2: Zoning Map Amendment. That the Zoning Map of Harrisville City, Utah, for certain real property as identified in the attached Exhibit “A”, incorporated herein by this reference, is hereby zoned as specified on the attached Exhibit “A.” The Conceptual Plan attached in Exhibit “B” is adopted to govern development.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2015.

BRUCE RICHINS, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT,
City Recorder

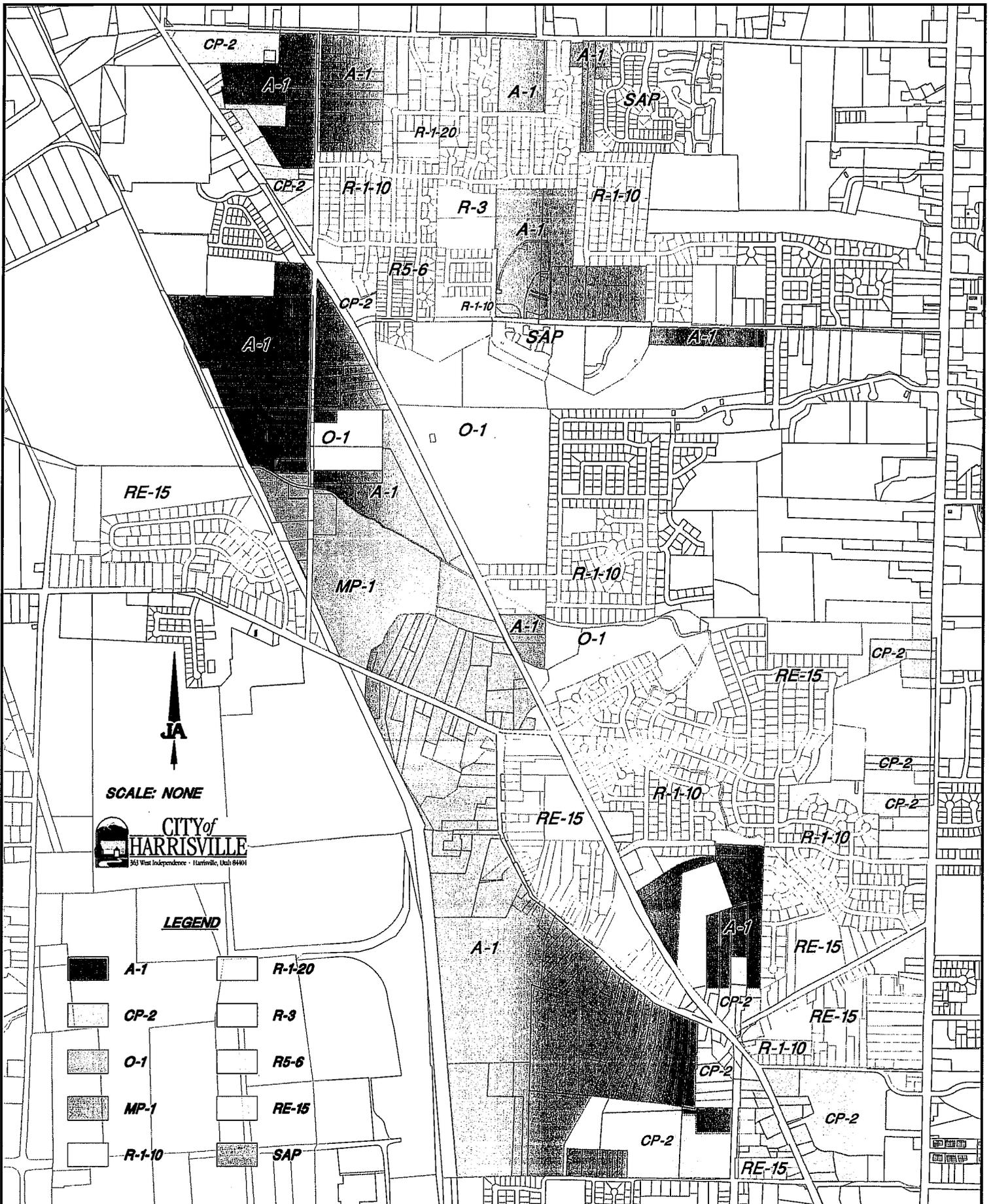
RECORDED this ____ day of _____, 2015.
PUBLISHED OR POSTED this ____ day of _____, 2015.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, Utah, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) 2150 North 2) the Harrisville Cabin and 3) City Hall on the above referenced dates.

City Recorder

DATE: _____



JONES & ASSOCIATES
 Consulting Engineers
 1716 East 5600 South
 South Ogden, Utah 84403
 476-9767 FAX 476-9768

HARRISVILLE CITY CORPORATION

DRAFT - ZONING MAP

ADOPTED JULY 31, 2012

LEGAL DESCRIPTION FOR PARCEL NO. 110420027

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1343.66 FEET SOUTH 0°39'26" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION AND SOUTH 89°00'18" EAST 1660.57 FEET ALONG THE NORTH LINE OF NORTH STREET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 264 FEET; THENCE NORTH 01°18'48" EAST 528.54 FEET, MORE OR LESS; THENCE SOUTH 88°18'49" WEST 965.00 FEET, MORE OR LESS, THENCE SOUTH 0°39'26" WEST 439.00 FEET TO AN EXISTING FENCE, THENCE SOUTH 88°52' EAST 339.94 FEET ALONG SAID FENCE, THENCE SOUTH 0°39'26" WEST 329.88 FEET TO THE NORTH LINE OF NORTH STREET, THENCE NORTH 89°47' EAST 625.71 FEET ALONG THE NORTH LINE OF NORTH STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION GRANTED TO OGDEN CITY, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED NOVEMBER 14, 2002 AS ENTRY NO. 1889333 IN BOOK 2285, AT PAGE 1502 OF OFFICIAL RECORDS IN THE OFFICE OF WEBER COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

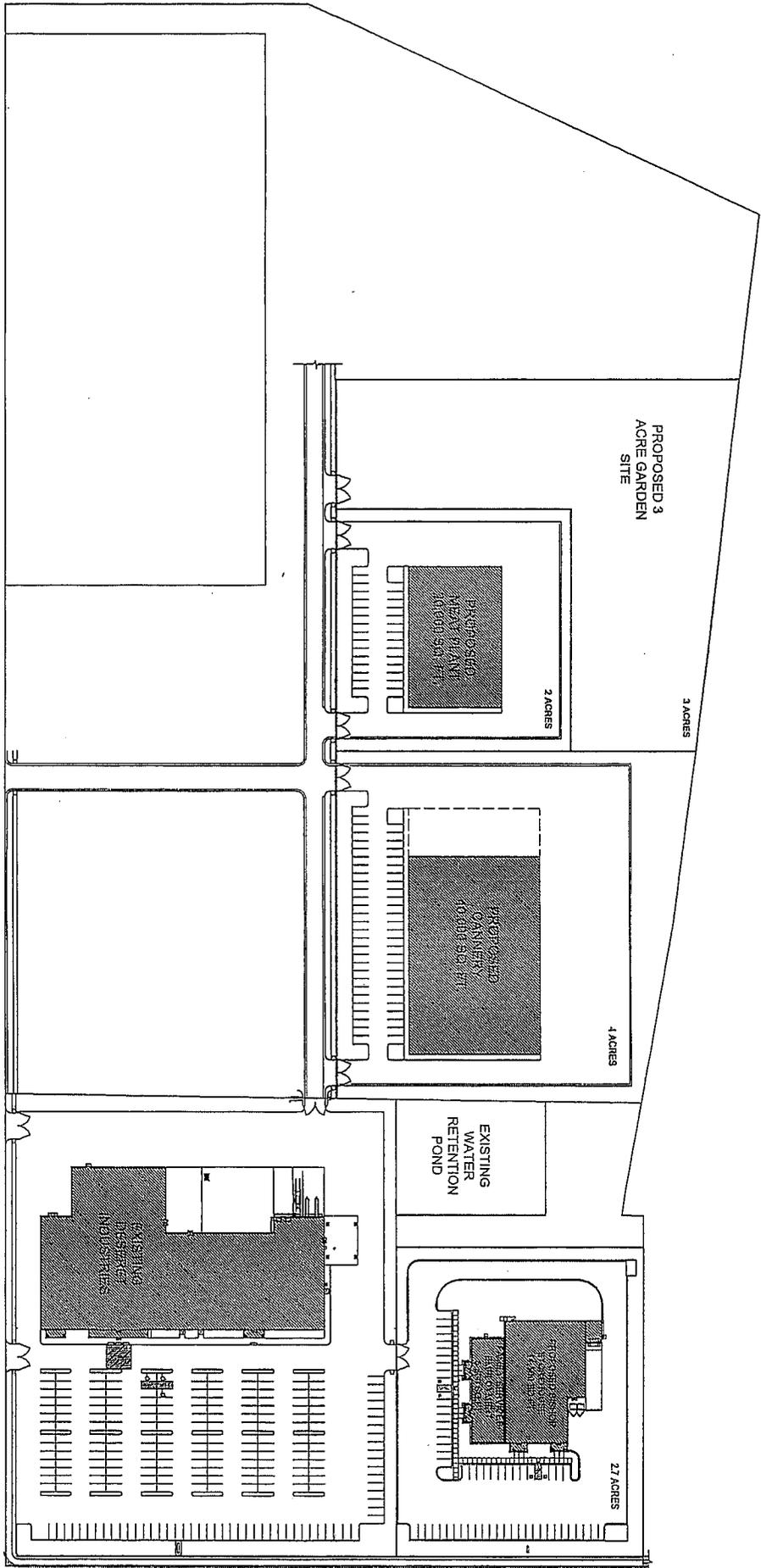
PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF NORTH STREET LOCATED NORTH 00°50.14. EAST 33.00 FEET AND NORTH 89°09.46. WEST 613.22 FEET FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND NORTH STREET; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 89°09.46. WEST 569.30 FEET TO A POINT ON A 579.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 21.63 FEET (CHORD BEARS NORTH 78°47.56. EAST); THENCE NORTH 78°18.10. EAST 25.03 FEET TO THE BEGINNING OF A 221.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 48.35 FEET (CHORD BEARS NORTH 84°34.12. EAST 48.25 FEET); THENCE SOUTH 89°09.46. EAST 475.71 FEET; THENCE SOUTH 00°50.14. WEST 15.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR PARCEL NO. 110420030

PART OF THE EAST HALF OF SECTION 7, AND THE WEST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0°58' EAST 37.98 FEET AND NORTH 89°02' WEST 20.00 FEET AND NORTH 0°58' EAST 828.44 FEET AND SOUTH 87° WEST 431.59 FEET AND SOUTH 88°18'49" WEST 1133.80 FEET FROM THE OGDEN CITY MONUMENT NO: 383 AT NORTH STREET AND WALL AVENUE; RUNNING THENCE NORTH 21°10'45" EAST 170 FEET, MORE OR LESS, THENCE NORTH 83°10'37" WEST 220 FEET, MORE OR LESS, THENCE SOUTH 24°45'06" WEST 670 FEET, MORE OR LESS, THENCE SOUTH 00°47'49" WEST 290.73 FEET, THENCE SOUTH 88°34' EAST 41.34 FEET ALONG THE NORTH LINE OF NORTH STREET; THENCE NORTH (NORTH 0°39'26" EAST) 314.49 FEET TO AN EXISTING FENCE, THENCE EAST (SOUTH 88°52' EAST) 388.10 FEET ALONG A FENCE; THENCE NORTH 0°39'26" EAST 439.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR PARCEL NO. 110420031

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0D58' EAST 37.98 FEET, NORTH 89D02' WEST 20.00 FEET, NORTH 0D58' EAST 828.44 FEET AND SOUTH 87D00' WEST 620 FEET, MORE OR LESS, FROM THE OGDEN CITY MONUMENT AT NORTH STREET AND WALL AVENUE; RUNNING THENCE SOUTH 88D18'49" WEST 965.00 FEET, MORE OR LESS, THENCE NORTH 21D10'45" EAST 199.27 FEET, MORE OR LESS, THENCE SOUTH 83D10'37" EAST 317.09 FEET, MORE OR LESS, THENCE SOUTH 87D29'23" EAST 44.49 FEET; SOUTH 82D17'51" EAST 342.70 FEET; THENCE SOUTH 79D41'58" EAST 198.36 FEET, MORE OR LESS, THENCE SOUTH 01D18'48" WEST 20 FEET, MORE OR LESS, TO BEGINNING.



OGDEN CANNERY CONCEPTUAL
SITE PLAN (OPTION 2)

NORTH STREET

WALL AVE.



HARRISVILLE CITY

363 West Independence Boulevard, Harrisville, Utah 84404

NOTICE OF ACTION

TO: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints

FROM: Harrisville Planning Commission

DATE: March 18, 2015

RE: Welfare related projects

In accordance with Utah Code 10-9a-202(c), and any similar notice section of state law or the municipal code, notice is hereby given that the Harrisville City Planning Commission, at its meeting on March 11, 2015, reviewed your application for a General Plan Map amendment from Residential/Agricultural to Commercial for 21.81 acres on West North street, west of the Deseret Industries, and amendment to the Harrisville Zoning Map from R-1-10 / A-1 to CP-2 to allow eleemosynary uses and cannery, and took the following action:

APPROVED

DENIED the application for the following reasons:

The decision of the Planning Commission may be appealed to the City's Appeal Authority by filing a written such appeal within 10 days after the date on this Notice of Action sent to the applicant.

The Appeal Authority may uphold or reverse the decision of the Planning Commission or impose any additional requirements within the municipal code that it deems necessary in acting upon the appeal. The decision of the Appeal Authority is final.

Harrisville City:

Shanna C. Edwards
Planning Official

HARRISVILLE CITY

APPLICATION TO AMEND THE HARRISVILLE CITY
GENERAL PLAN / ZONING MAP

Fee Amount \$300
(General Plan \$300 / Zoning Map \$300)

Receipt Number 047207
Date 1/28/2015

Land Serial Number _____

| | |
|--------------------------|------------------------|
| Owner(s) of Record _____ | Applicant's Name _____ |
| Address _____ | Address _____ |
| Phone _____ | Phone _____ |

Street address or location of property for which a change in zoning is requested. _____

Present General Plan Land Use designation _____ or zoning _____
Present use of the property is: _____

Proposed General Plan Land Use designation _____ or zoning _____
Proposed use of the property is: _____

Have any Conditional Use Permits been granted for this property? YES NO. If
YES, give details: _____

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.

Date _____ Petitioner: _____

_____ The petitioner must provide the names and addresses of all property owners within 500 feet of this property. Attach a list and include postage to cover notice to the property owners listed.

_____ Petitioner must provide a copy of the county plat and include the legal description of the property to be included in the amendment.

_____ Give the reason for requesting an amendment.

_____ Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Paid \$300⁰⁰ 1-28-2015
#047207

SPECIAL PROJECTS DEPARTMENT
Real Estate Services Division
50 East North Temple Street
Salt Lake City, Utah 84150-0012
Phone: 1-801-240-2915
Facsimile: 1-801-240-3907

February 24, 2015

Re: Application to Amend the Harrisville City General Plan/Zoning Map

Owner(s) of Record

Name: Five "T" Corporation & Regency Development L.C.
Address: 5732 South 1475 East, #100
Ogden, UT 84403
Phone: 801-479-1191

Applicant's Name

Name: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day
Saints, a Utah corporation sole
Address: 50 East North Temple Street
Salt Lake City, UT 84150
Phone: 801-240-2991

Street address or location of the property for which a change in zoning is requested

Property tax parcels 110420027, 110420030, & 110420031 located near the intersection of Wall Ave and North Street in the City of Harrisville, County of Weber, State of Utah, containing approximately 21.81 acres.

Present General Plan Land Use designation or zoning

Residential / Agricultural.

Present use of the property

Vacant Land.

Proposed General Plan Land Use designation or zoning

Commercial

Proposed use of the property is

Welfare related projects; Bishop's Storehouse, Cannery, Meat Processing, Family Services / Employment, Distribution Center, Garden, etc.

Have any Conditional Use Permits been granted for this property?

No.

This petition must be signed by the property owner of record or the petitioner must furnish an Affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition

Please see the attached letter from the property owner of record.

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

SPECIAL PROJECTS DEPARTMENT

Real Estate Services Division
50 East North Temple Street
Salt Lake City, Utah 84150-0012
Phone: 1-801-240-2915
Facsimile: 1-801-240-3907

January 16, 2015

Re: Application to Amend the Harrisville City General Plan/Zoning Map

Reason for requesting an amendment

The property is currently zoned residential. In order for Welfare Services to construct our various facilities, the zoning needs to be changed to commercial.

Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?

Welfare Services currently owns and operates a Deseret Industries just east of the 21.81 acre property we under contract to purchase. Acquiring this property will allow Welfare Services to consolidate their operations on to one contiguous site.

Welfare Services' guiding principle is, "...comfort the widow and orphan, feed the hungry, clothe the naked...and come to the rescue of those who are in need." (President Thomas S. Monson, April 1983).

The facilities that we wish to design and construct on the site will be attractive and functional. Changing the zoning to accommodate the construction of these facilities will enable us to provide food to the poor and needy at a lower cost than local grocery stores. It will also provide service opportunities for recipients, missionaries, and volunteers. We will be able to support humanitarian and emergency response efforts and encourage self-reliance as we assist those in need and prepare them for times of adversity. The facilities that we construct and operate are always maintained at the highest sanitation and cleanliness standards.

January 21, 2015

City of Harrisville
Planning and Zoning Dept.
363 West Independence
Harrisville, UT 84404

RE: Application to rezone real property near intersection of Wall Avenue and North Street

Dear Ladies and Gentlemen:

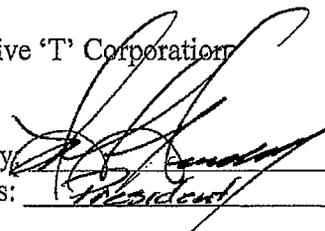
We are the owners of certain parcels of real property (tax parcel ID numbers 11-042-0027, 11-042-0030, and 11-042-0031, the "Property") located near the intersection of Wall Avenue and North Street in Harrisville, Utah. We have entered into a Purchase Contract providing for the sale of the Property to Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints ("CPB").

We are aware that CPB has filed or intends to file an application to change the zoning of the Property. CPB has our permission to file this application and to pursue the zoning change.

Please feel free to contact us if any further information is needed.

Sincerely,

Five 'T' Corporation

By: 
Its: President

Address:

5732 SOUTH 1475 EAST #100
OLDEN, UTAH 84403
Tel. 801-479-1191

Regency Development L.C.

By: _____
Its: _____

Address:

Tel. _____

January ____, 2015

City of Harrisville
Planning and Zoning Dept.
363 West Independence
Harrisville, UT 84404

RE: Application to rezone real property near intersection of Wall Avenue and North Street

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We are aware that CPB has filed or intends to file an application to change the zoning of the Property. CPB has our permission to file this application and to pursue the zoning change.

Please feel free to contact us if any further information is needed.

Sincerely,

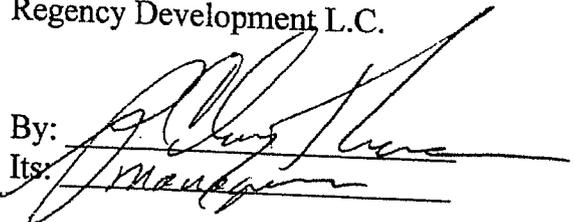
Five 'T' Corporation

By: _____
Its: _____

Address:

Tel. _____

Regency Development L.C.

By: 
Its: _____

Address:

3504 N- 250 E
Ogden UT- 84414
Tel. 801-270-4063

S.W. 1/4
SECTION 8, T.6N., R.1W., S.L.B. & M.

IN OGDEN CITY & TOWN OF HARRISVILLE

TAXING UNIT: 20, 25

SCALE 1" = 200'

ALSO SEE PAGES 42-1, 2, 3,

SEE P. 33-2

SEE PAGE 33

HART SUB. NO. 1
SEE P. 216 &
HART SUB. NO. 1 LOT 3 1ST AMD
SEE P. 378

TAYLOR RANCHETTES SUB.
SEE PAGE 246

CROPSEY
ADDITION
3 RD.

RADIUS ST.

P.

39

EUCLID ST.

HARRISVILLE ROAD

FIVE "T" CORP = 1/2
& REGENCY DEV LC = 1/2
110420031
2.52 AC±
TU:20

FIVE "T" CORPORATION = 1/2
& REGENCY DEV LC = 1/2
110420027
14.80 AC±
TU:20

CORP PR BP CH JC LDS

110420037

10.91 AC±

TU:20

589°50'07"E 592.86'

592.86'

OGDEN CITY
(110420034)
8,955 SQ FT

UDOT
(110420036)
332 SQ FT

SEE
P.
42-3

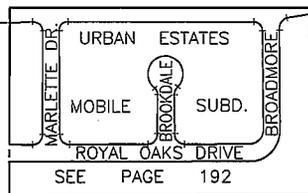
SEE P. 38

SEE PAGE 36

NORTH

STREET

SEE P. 25



SEE P. 42-2

SEE P. 42-1

SEE

P. 43

WALL

DAN STREET

PARKWOOD ESTATES
NO. 1
PINGREE STREET
SEE PAGES 155 & 156

LEGAL DESCRIPTION FOR PARCEL NO. 110420027

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1343.66 FEET SOUTH 0°39'26" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION AND SOUTH 89°00'18" EAST 1660.57 FEET ALONG THE NORTH LINE OF NORTH STREET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 264 FEET; THENCE NORTH 01°18'48" EAST 528.54 FEET, MORE OR LESS; THENCE SOUTH 88°18'49" WEST 965.00 FEET, MORE OR LESS, THENCE SOUTH 0°39'26" WEST 439.00 FEET TO AN EXISTING FENCE, THENCE SOUTH 88°52' EAST 339.94 FEET ALONG SAID FENCE, THENCE SOUTH 0°39'26" WEST 329.88 FEET TO THE NORTH LINE OF NORTH STREET, THENCE NORTH 89°47' EAST 625.71 FEET ALONG THE NORTH LINE OF NORTH STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION GRANTED TO OGDEN CITY, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED NOVEMBER 14, 2002 AS ENTRY NO. 1889333 IN BOOK 2285, AT PAGE 1502 OF OFFICIAL RECORDS IN THE OFFICE OF WEBER COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

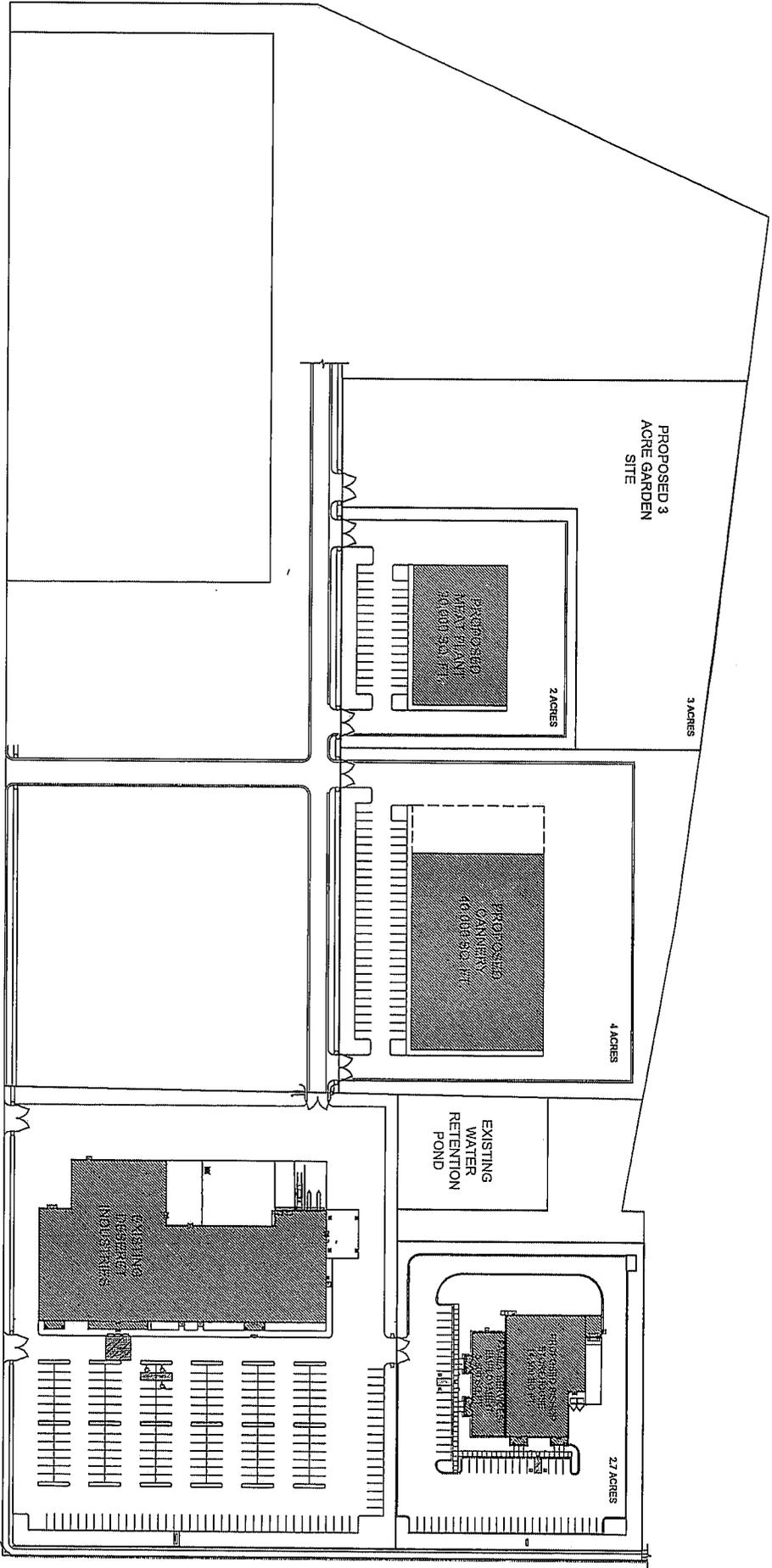
PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF NORTH STREET LOCATED NORTH 00°50.14. EAST 33.00 FEET AND NORTH 89°09.46. WEST 613.22 FEET FROM AN OGDEN CITY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND NORTH STREET; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 89°09.46. WEST 569.30 FEET TO A POINT ON A 579.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 21.63 FEET (CHORD BEARS NORTH 78°47.56. EAST); THENCE NORTH 78°18.10. EAST 25.03 FEET TO THE BEGINNING OF A 221.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 48.35 FEET (CHORD BEARS NORTH 84°34.12. EAST 48.25 FEET); THENCE SOUTH 89°09.46. EAST 475.71 FEET; THENCE SOUTH 00°50.14. WEST 15.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR PARCEL NO. 110420030

PART OF THE EAST HALF OF SECTION 7, AND THE WEST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0°58' EAST 37.98 FEET AND NORTH 89°02' WEST 20.00 FEET AND NORTH 0°58' EAST 828.44 FEET AND SOUTH 87° WEST 431.59 FEET AND SOUTH 88°18'49" WEST 1133.80 FEET FROM THE OGDEN CITY MONUMENT NO. 383-AT NORTH STREET AND WALL AVENUE; RUNNING THENCE NORTH 21°10'45" EAST 170 FEET, MORE OR LESS, THENCE NORTH 83°10'37" WEST 220 FEET, MORE OR LESS, THENCE SOUTH 24°45'06" WEST 670 FEET, MORE OR LESS, THENCE SOUTH 00°47'49" WEST 290.73 FEET, THENCE SOUTH 88°34' EAST 41.34 FEET ALONG THE NORTH LINE OF NORTH STREET; THENCE NORTH (NORTH 0°39'26" EAST) 314.49 FEET TO AN EXISTING FENCE, THENCE EAST (SOUTH 88°52' EAST) 388.10 FEET ALONG A FENCE; THENCE NORTH 0°39'26" EAST 439.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR PARCEL NO. 110420031

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0D58' EAST 37.98 FEET, NORTH 89D02' WEST 20.00 FEET, NORTH 0D58' EAST 828.44 FEET AND SOUTH 87D00' WEST 620 FEET, MORE OR LESS, FROM THE OGDEN CITY MONUMENT AT NORTH STREET AND WALL AVENUE; RUNNING THENCE SOUTH 88D18'49" WEST 965.00 FEET, MORE OR LESS, THENCE NORTH 21D10'45" EAST 199.27 FEET, MORE OR LESS, THENCE SOUTH 83D10'37" EAST 317.09 FEET, MORE OR LESS, THENCE SOUTH 87D29'23" EAST 44.49 FEET; SOUTH 82D17'51" EAST 342.70 FEET; THENCE SOUTH 79D41'58" EAST 198.36 FEET, MORE OR LESS, THENCE SOUTH 01D18'48" WEST 20 FEET, MORE OR LESS, TO BEGINNING.



OGDEN CANNERY CONCEPTUAL
SITE PLAN (OPTION 2)

NORTH STREET

WALL AVE.

**HARRISVILLE CITY
ORDINANCE NO. 471**

2015 GENERAL PLAN MAP AMENDMENT

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE
OFFICIAL GENERAL PLAN MAP FOR THE CITY; SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10 Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official Future Land Use Map hereafter to be referred to as the General Plan Map to governing land use within the City;

WHEREAS, the City desires to update its General Plan Map consistent with future development and taking into account growth, development trends, conservation, environmental protection, quality of life, transportation, and other aspects of future land use planning;

WHEREAS, the City sent notice of the adoption of the amended General Plan Map to the requisite affected entities as required by statute;

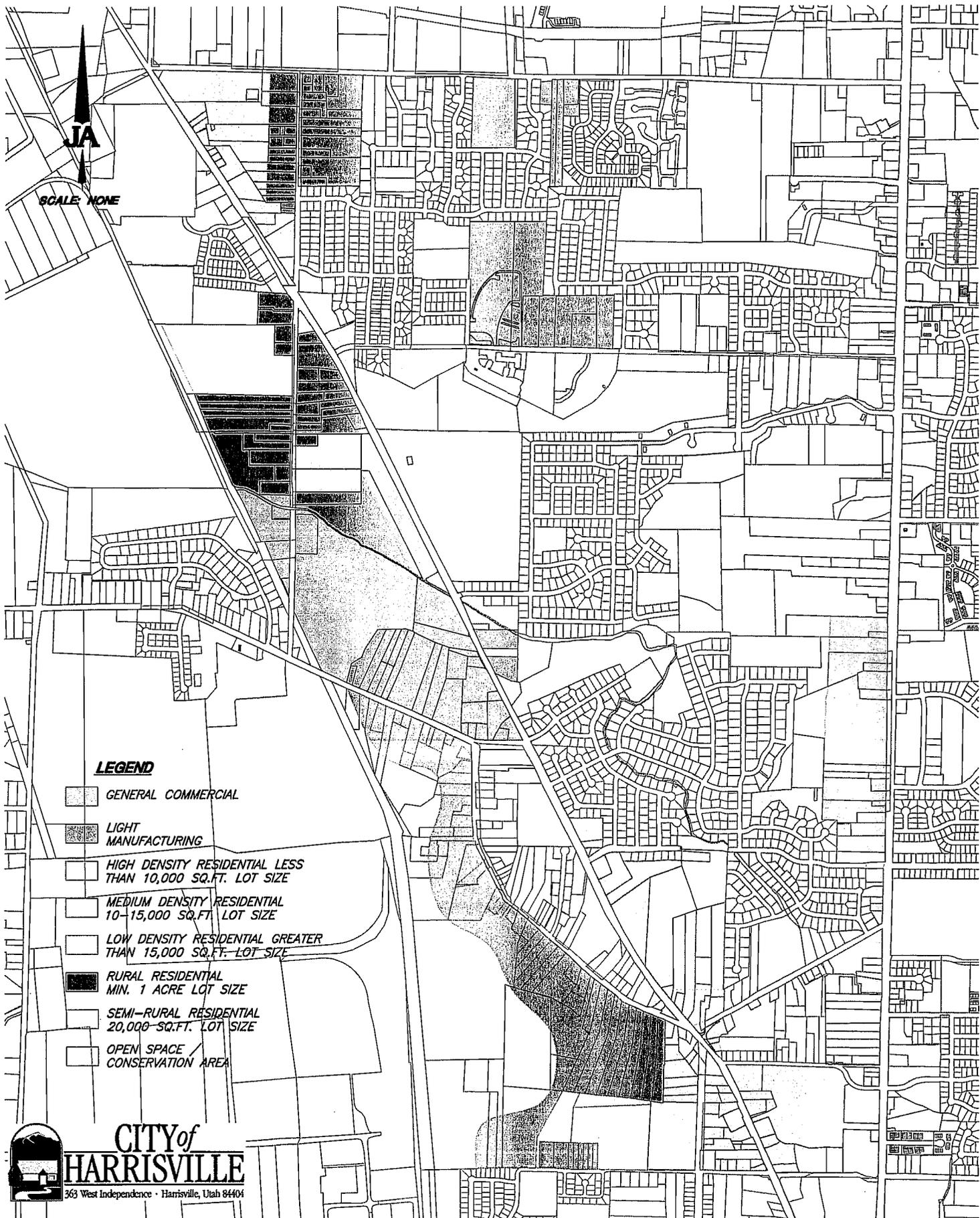
WHEREAS, after publication of the required notice the Planning Commission held its public hearing on March 11, 2015, to take public comment on this proposed Ordinance, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on March 24, 2015;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: General Plan Map Amendment. That the General Plan Map of Harrisville City, Utah, for identified in the attached Exhibit “A”, incorporated herein by this reference, is hereby adopted as the Official General Plan Map for Harrisville City, Utah.

Section 2: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.



LEGEND

-  GENERAL COMMERCIAL
-  LIGHT MANUFACTURING
-  HIGH DENSITY RESIDENTIAL LESS THAN 10,000 SQ.FT. LOT SIZE
-  MEDIUM DENSITY RESIDENTIAL 10-15,000 SQ.FT. LOT SIZE
-  LOW DENSITY RESIDENTIAL GREATER THAN 15,000 SQ.FT. LOT SIZE
-  RURAL RESIDENTIAL MIN. 1 ACRE LOT SIZE
-  SEMI-RURAL RESIDENTIAL 20,000-SQ.FT. LOT SIZE
-  OPEN SPACE / CONSERVATION AREA



CITY of HARRISVILLE
 363 West Independence • Harrisville, Utah 84404



CONSULTING ENGINEERS

1716 East 5600 South
 South Ogden, Utah 84403 (801) 476-9767

**HARRISVILLE CITY CORPORATION
 GENERAL PLAN MAP**

REVISED FEBRUARY, 2015

SHEET:

1

OF 1 SHEETS

0