



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, November 9, 2022 – 7:00 p.m.

Commissioners: Chad Holbrook, Chair
Nathan Averill
Kevin Shakespeare
William Smith
Brad Elmer – Alternate

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

Visitors: Juston Barrett, Roger Shuman, Greg Montgomery, Chris North, David Skeen, Michael Farrell, Marvin Farrell, Blaine Burrow, Darren Dalley, M. Dalley, Austin Moffet.

1. CALL TO ORDER

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

2. CONSENT APPROVAL – of Planning Commission minutes from October 12, 2022.

MOTION: Commissioner Smith motioned to approve the Planning Commission Minutes of October 12, 2022 as written. Commissioner Averill seconded the motion. All voted in the affirmative.

3. DISCUSSION/ACTION/RECOMMEND – to recommend preliminary approval for Ben Lomond View Phase 2D located at approximately 200 W 2000 N.

Justin Shinsel, Public Works Director, gave an overview of the project. He began by saying currently the city is looking at preliminary approval for Ben Lomond Phase 2D. Staff recommends preliminary approval of Ben Lomond View Phase 2D at this time recognizing this entire phase is contingent on the approval of phase 2A and the connection onto HWY 89.

MOTION: Commissioner Averill motioned to recommend preliminary approval for Ben Lomond View Phase 2D located at approximately 200 W 2000 N subject to compliance with Harrisville Municipal Code, City Engineer’s memo dated November 4, 2022, Staff Memo dated October 27, 2022, and any other staff or agency requirements. Commissioner Shakespeare seconded the motion. All voted in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to recommend preliminary approval for Harrisville Fields, a 51-lot cluster development located at approximately 750 N 250 W.

Justin Shinsel introduced the project by stating it was brought to the city through the Project Management Committee and has met the requirements for a cluster development knowing part of this subdivision does fall within the flood plain which will be turned over to the city to create a park area. This subdivision will fall under the Four Mile Special Services District for the secondary water. An interlocal agreement will need to be set up with Ogden to accommodate the sewer connections at 400 North Street. The Stephenson home on North Harrisville Road will be demolished to accommodate the northern access to

the subdivision. The stream alternation permits are currently under way with the State along with a CLOMAR and LOMAR. We have also received new updated FEMA flood plain maps which show the base flood elevation lower than originally anticipated.

Commissioner Averill asked about one of the notes on the map states it will need Planning Commission approval because it has a large amount of frontage. Justin Shinsel clarified this note is because the city code does not allow for multiple frontages on a lot. Jennie Knight explained the road for the subdivision and 400 North both dead end at this location causing the lot to have multiple frontages.

The developer will need to provide utility service letters, complete the annexation process into Four Mile Special Service District, and obtain an Interlocal Agreement with Ogden for the sewer connections. Staff recommends moving forward with a recommendation to Harrisville City Council for preliminary approval of Harrisville Fields Cluster Subdivision based on the findings in this report and subject to the outlined conditions in the engineer's memo dated November 4, 2022.

MOTION: Commissioner Shakespeare motioned to recommend preliminary approval for Harrisville Fields, a 51-lot cluster development located at approximately 750 North 250 West subject to compliance with Harrisville Municipal Code, City Engineer's memo dated November 4, 2022, Staff Memo dated October 26, 2022, and any other staff or agency requirements including approval of lot 26 with its three sides. Commissioner Elmer seconded the motion. All voted in the affirmative.

5. DISCUSSION/ACTION/RECOMMEND – to grant approval for a conditional use permit at 2458 N Hwy 89 for Large Vehicle Repair and Service.

The city received a conditional use application for a large vehicle repair service on October 22, 2022, Barrett Trucking, LLC for property located at 2458 N. Highway 89. All applicable fees have been paid to date and permission has been received from David Skeen, property owner. An analysis of the application with regard to the Municipal Code in regard to the use and basis for issuance of the conditional use permit has been reviewed by staff. The "services" includes "Truck or large vehicle repair or service" as a "Conditional Use" in the Commercial Zone. The building is already existing and currently meets the building code with no new applications pulled.

Staff recommends approving the conditional use permit based on compliance with Harrisville Municipal Code obtaining a State Industrial Storm Water Permit, the hours of operation are limited to 8am to 8pm, outdoor storage to be screened, compliance with Harrisville Municipal Code, and any other staff or agency requirements. Commissioner Averill asked where the repair work will be conducted since the city code states the service repair will be completed within a closed structure.

Commissioner Averill asked for more information on the industrial storm water permit. Justin Shinsel explained this permit is applied online through the Division of Environmental Quality. The requirements which apply to this use are found under Sector P for motor freight transportation facilities, passenger transportation facilities, petroleum bulk oil stations and terminals, rail transportation facilities motor transportation. Justin Shinsel added the Industrial Stormwater Permit stays with the business and needs to be acquired for this new business.

MOTION: Commissioner Averill motioned to grant approval for a conditional use permit at 2458 N Hwy 89 for Large Vehicle Repair and Service, Berrett Trucking, subject to compliance with

Harrisville Municipal Code, Staff Memo dated November 2, 2022, and any other staff or agency requirements including the recommended conditions which are: 1. State Industrial Storm Water Permit in accordance with HCMC §11.18.050(e), 2. Hours of operation limited to: 8am to 8pm in accordance with HCMC §11.14.020(7)(a), 3. Outdoor storage to be screened in accordance with HCMC §11.14.020(7)(b). Commissioner Shakespeare seconded the motion. All voted in the affirmative.

6. PRESENTATION UPDATE for the 750 W Municipal Complex.

Jennie Knight updated the commissioners on the status of the 750 W Municipal Complex project. A construction manager has been brought into the project to help keep the city within budget during construction. She stated everything shown tonight are conceptual examples of work completed by the architectural firm. Nothing has been finalized. Once the site is finalized, there will be a conditional use application brought before the commission to regulate the use. This will be in conjunction with the site plan approval. Blalock & Associates are the architects for the project.

7. PUBLIC COMMENTS - (3 minute maximum)

Chair Holbrook opened the public comment period.

Roger Shuman stated his concerns for himself and for several of the residents who have been impacted by the irrigation issues caused by the golf course.

Mike Farrell added his concern about the flooding on his property.

Marvin Farrell addressed his concerns about the golf course development and the future specifications of the ditch.

Darren Dalley stated concerns about the water issues on the west side of Highway 89 along with the same ditches aforementioned.

Blaine Burrow gave remarks about the 750 W Municipal Building Project and the development of the land about it. He thanked the commission for their time.

Ms. Dalley urged the commission to take their comments into consideration.

Greg Montgomery focused his comments on the criteria of the conditional use permit for the upcoming public works building.

Chair Holbrook thanked the public for their participation.

Chair Holbrook closed the public comment period.

8. COMMISSION/STAFF FOLLOW-UP.

Jennie Knight updated the commission on the failed result of the general obligation bond election.

Chair Holbrook asked Justin Shinsel to address the water issues brought up by the public comment period. Justin Shinsel explained he is aware of the issues with both creeks feeding into the area

mentioned. The Four Mile Creek and the Six Mile Creek are state protected streams. He has found a solution which will work best for all parties involved.

9. ADJOURN.

Chair Holbrook adjourned the meeting at 8:47 PM.

Chad Holbrook
Planning Commission Chair

Cynthia Benson
Deputy Recorder