



HARRISVILLE CITY

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

PLANNING
COMMISSION
Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Planning Commission Meeting

Harrisville City Office

Wednesday, September 9, 2020 – 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85020426576?pwd=aENlV0JYekdXMDJSURLT0ozZXcvUT09>

Meeting ID: 850 2042 6576

Find your local number: <https://us02web.zoom.us/u/kbSN5fYiOW>

- 1. CALL TO ORDER.**
- 2. CONSENT APPROVAL** – of Planning Commission minutes from August 12, 2020.
- 3. DISCUSSION/ACTION** – to grant Preliminary approval of Warren Hollow Subdivision located at 217 E. Larsen Lane.
- 4. DISCUSSION/ACTION/RECOMMEND** – Conditional Use Permit for Johnny Berzett located at 262 W. Virginia Ave.
- 5. DISCUSSION/ACTION/RECOMMEND**– Harrisville Ordinance 510; Mixed-Use Commercial Amendments.
- 6. DISCUSSION/ACTION/RECOMMEND** – Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended.
- 7. COMMISSION/ STAFF FOLLOW-UP.**
- 8. ADJOURN.**

Certificate of Posting and Notice

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Recorder at 801-782-4100, x1000, at least three (3) business days prior to any meeting.

Harrisville City Planning Commission
363 West Independence Boulevard
7:00 p.m. – August 12, 2020
Conducting: Chair Holbrook

Commissioners:

Chad Holbrook, Chair
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Staff:

Bill Morris, City Administrator
Jennie Knight, City Recorder
Dennis Moore, Police Lieutenant

Visitors: Roger Shuman, Lynnette Shuman, Chelsey Shuman, Blaine Barrow, Morgan Rich, Zach Obelberry, Michael Dabb, Carey Smith, Debbie Smith, Gae Tustmor?, Jim Pushkin?, Jennifer Moore, Jeff Richardson, Blair Christensen, Chris ?, Sherry Farrell, Mike Farrell, Kevin Starkey, Anne Teuscher, Rick Wetz, Kelly Singleton, Brenda Tuinei, Daren Dalley, Minnon Kummer?.

1. Call to Order.

Chair Holbrook called the meeting to order. Roll Call was taken. All Commissioners were in attendance.

2. Consent Approval – of Planning Commission minutes from July 8, 2020.

MOTION: Commissioner Nelson motioned to approve the minutes of Planning Commission from July 8, 2020. Commissioner Smith seconded the motion. Voting was unanimous.

3. Public Hearing – Harrisville Ordinance 512; General Plan Map and Manufacturing Zone Amendments.

Chair Holbrook opened the public hearing. Bill Morris explained the proposed ordinance with associated map being the primary issue.

Roger Shuman said he has lived in Harrisville most of his life and owned property since 1985. He enjoys the one acre and larger properties and does not understand why city council and staff have an issue with rural residential. He has spent hundreds of thousands of dollars on his property and worked hard to get where he can have an investment. He feels this is a bizarre and ludicrous plan. He has included pictures in his document showing a manufacturing area on Wilson lane in West Haven and West Ogden area. This is a rundown and blighted area. Just like the pallet company in the city, which is not even close to what was approved by planning commission. There were comments in the minutes of the Industrial Park being built out, which is not accurate. He feels this is not the direction the city wants to go. The proposed residential was turned down because it did not meet the zoning. Unless the city wants to buy all the property owners out. His other concern is, this ordinance allows sexually oriented businesses by conditional use. Conditional means, you can do whatever you want because there are limited controls. The existing manufacturing area is already a concern, by attracting rodents and a flag flying without property lighting. The city

agreed to clean up this area. HHI has three semi-trucks parked on 750 West. They did clean up the brickyard but have other issues. He is opposed to this ordinance.

Glen Williams owns 28 acres on 750 West. He understands the MP-1 zone must be aligned with a major arterial road. He is asking who will do the improvements on 750 West and will they go all the way down. This is not to border or share frontage with residential usage. All across the streets is residential. If the city has been approached by an entity that is being considered rezoned to manufacturing, shouldn't the property owner be notified. Years ago, he proposed an active assisted living community with activities and other amenities. Mr. Shuman did not want this when he was on the Planning Commission at that time. He expressed his support of this ordinance saying he is in favor of what will make his property as valuable as possible.

Marvin Farrell has lived in Harrisville most of his life. He grew up on 750 West and they have seen a lot of changes there. He understands this is to create a better tax base for the city, but if this goes through, manufacturing will sacrifice the people that live there now. A lot of those people are here tonight, including his father, and an aunt and uncle. This land was not given to them. They have had to work for this. Mr. Shuman said he lives there because of the rural area. The residents do not want to live by a manufacturing plant or something like that in their backyard. He asked Planning Commission to consider if this were in their backyard. Comments were made, that is does not matter until your property is sold, but this would decrease the value of the property. When considering property value, residential value is approximately \$7 per square foot, where as manufacturing is \$4 per square foot by his estimation. He has had people from Planning Commission walk his property and feels the concerns fell on deaf ears. There is an area on North Street, that is considered in the flood plain. If this was drained to 12th street and clean up of four-mile creek, the flooding is caused by irrigation water. He is against this proposal, and represents his father who is also against this as well.

Brenda Tuinei said this will cause all the property values to depreciate. No residents want to move, they live here for a reason. She says they will be dealing with heavy traffic, especially with sexual oriented business. She has small children at home. She is against this proposal.

Mike Ferrell said he attended a planning meeting six or nine months ago where there was discussion about trying to annex Kimberly Clark. He feels this is why this is being proposed. He feels they are throwing away residents to get Kimberly Clark.

Blaine Barrow said he lives on 750 West; he would like to go on record that he opposes this to enhance the interest of people who do not live here. There are people who own property but do not live here. They have bought property for investments. Those that live here, do not want manufacturing in their backyard. This would not be good for the residents. This would not enhance anything. Like the Industrial Park, there were homes in there at the time they created that. They bought out the property owners so they did not have to live there. This would affect the residents.

Jeff Richardson said he understands the city is thinking of changing this area from housing to manufacturing. He asked if this is changing the zoning. Commissioner Averill said this is currently agricultural. Jeff Richardson said he is concerned with the limited amount of housing.

We used to have the golf course, now this is an eye sore. But to cram manufacturing in a housing area where there is already a shortage of housing. He suggests leaving this alone and let someone develop this into housing.

Richard Allen said he lives on 750 west on westside of Highway 89. He asked about the proposed 2020 zoning map; saying the future map shows this area being ½ acre to 1 acre lots. He is confused why the city is considering changing. He looked on the map down the westside of 750 West, which shows mixed use where he lives. The future map shows smaller lots. He does not know what the city is thinking. He thinks this should remain the same. All zoning in this area should remain A-1. His lot is 1.25 acres and he does not understand why anyone would want to live anywhere else.

Daren Dalley said he has lived here about a year and loves his property. He said he does not want this proposed industrial park with additional lights. He can already see the lights from Kimberly Clark. He is opposed saying this proposal only benefits one person. He likes the rural area and has two acres.

Morgan Rich said she represents her parents, Mark and Gayle Rich, who have lived on 750 West for 24 years. She said they live there for a reason and enjoy this area. If this is industrialized, where 750 West has been peoples home forever, they are taking away all of these memories. They are against this proposal.

Mike Dabb said he does not fully understand what is being proposed. What level of manufacturing is being proposed and what impacts will this have to existing property owners. Is the city expecting more sale of properties in the future and what is the expectation of the city.

Chris Draper said his mother-in-law lives on the corner of 750 West and Highway 89. He is confused if this is to bring in revenue to the city. He asked if Kimberly Clark is planning to span over the railroad tracks. He said he understands the golf course no longer exists and asked if that is being turned into a housing complex. In his view, that would bring in more money than this manufacturing area.

Roger Shuman said he appreciates what Glen Williams commented and said he touches on that in his letter. This proposal is much worse. He said he is ashamed of what he has turned down in the past while he was on the planning commission. He would rather see an assisted living facility rather than a manufacturing area which would take down the value of his property.

4. Continue Public Hearing – Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended.

Chair Holbrook opened the public hearing.

Lt. Moore gave an overview of the proposed changes. The new ordinance requires a permit that will be tracked with the city with special exceptions for anything longer than 15 days. The city cannot put one size fits all throughout the city. There are circumstances where someone might need to occupy an RV for six months if they are building a home as long as they are hooked up to water and sewer. The issue is we are seeing nuisances arise and an increase in crime from people living in RV's. Salt Lake City is inundated with this, where people eventually leave and the city is

forced to come through and clean this up. He not only has an obligation as a police officer, but also as a resident. As a city and police department, we have a history of supporting our citizens. Officers are given discretion to handle individual situations. He reviewed the proposed changes that are included.

Kevin Starkey said he currently manages Walmart. He is concerned for the safety of his employees and the customers because of ongoing issues in the parking lot. Trailers are the main problem. He called the police department to remove a trailer that was in shambles. They must rely on city code to help with these issues. With a 24-hour parking restriction, he can install signs in the parking lot. There are times when officers are met at the door with a gun. This is much better coming as a city ordinance than a private property owner. They are asking people with not very much experience to address these issues. There is no way to expect the city to enforce things that are not in the code. The tow truck drivers will not tow without it being against the city code. In his opinion, 24 hours is a good amount of time. Our Walmart sits far off the freeway, so the people who are staying overnight are not the same as those that are right off the freeway.

Rick Wetz said he lives around the corner from City Hall. He would like to review the proposed ordinance since this varies from the one included in the packet. This proposed ordinance is more agreeable than the previous one. He does not agree with the side parking regulations. Some houses do not have that option. He understands the problems the officers encounter. If they try to enforce this against one, but not other, is there liability with preferential treatment. He recognizes this is a hard job. In his opinion, Walmart should have a policy that enforces parking issues. He believes they do not want to suffer the bad name that comes from this.

Roger Shuman said he supports anything that helps the police department do their job. He likes some of the comments that allow the residents to have someone stay for a few days through a permit and suggested having a digital application to facilitate these permits. That way residents do not have to come into the city. Anything that helps clean up the commercial area, which causes challenges to business owners. This is hard to keep people from parking there.

Allen Clark said he has two trailers and is lucky to have a large lot that can accommodate this. He said the city is allowing houses to be built on small lots and the people buying these homes do not have the room they need. He is against the requirement of keeping RV's behind or to the side of the house.

Marvin Farrell said he likes the comments on trying to police this issue. He has had to live in the middle of this type of situation where there are trailers being parking in the yard where drugs are being dealt. He likes what they city is trying to do, by having the citizens of Harrisville have their input. He asked when this will go into effect, when it is voted on. He suggested, if possible, to table this so other people can look into this. There are people living in trailer in town, not just next to him. He thanked the city for cleaning up his neighbor's property. He said we need to be smart about what we are doing. With development coming in, there needs to be money to pay for this. He proposed having ways for residents to help by enforcing this and taking care.

Resident #1 said she is for permits and we should help our local businesses. She supports the police department.

Kip Mollendorf said Walmart is a business and it sounds like they are having difficulties, but he is again the impact to residents. He said he feels this is pushing on residents instead of commercial. The city is allowing people to build on small lots. He is for taking care of Walmart and agrees this is scary on the east side where this is. He understands we should take into consideration Walmart because they are a large tax base but a lot of people live here because they enjoy Harrisville. He would like to see the city make this to where everyone can do what they need to do.

Chair Holbrook closed the public hearing.

5. Discussion/Action/Recommend – Harrisville Ordinance 512; General Plan Map and Manufacturing Zone Amendments.

Bill Morris said the largest issue with the proposed ordinance is the manufacturing area on the map and suggested Planning Commission remove this area from the map.

MOTION: Commissioner Nelson motioned to remove the manufacturing area from the proposed map. Commissioner Holbrook seconded the motion. Commissioners Holbrook, Nelson, Smith, and Shakespeare voted aye. Commissioner Averill abstained from the vote.

Commissioner Averill pointed out some of the proposed changes include permitted uses that are now conditional; meaning what was allowed before will now have to come before the Planning Commission for conditions.

MOTION: Commissioner Averill motioned to give positive recommendation for Ordinance 512 as amended, removing the manufacturing area from the map. Commissioner Holbrook seconded the motion. Voting was unanimous.

Commissioner Holbrook said he hopes this shows they listen to the public when considering items.

6. Discussion/Action/Recommend – Harrisville Ordinance 510; Mixed-Use Commercial Amendments.

Bill Morris reviewed the memo which outlines the recommended comments that are now included in the proposed ordinance. He suggested Planning Commission table this ordinance to better define a commercial element including open space, parking, and landscaping. He would like to define this must have a commercial use as part of the commercial element.

MOTION: Commissioner Nelson motioned to table Harrisville Ordinance 510; Mixed-Use Commercial Amendments. Commissioner Averill seconded the motion. Voting was unanimous.

7. Discussion/Action/Recommend – Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended.

Bill Morris said he recommends tabling this proposed ordinance to allow public access to the new information. Commissioner Averill said he likes the permit regulations better than his proposed

changes from the North Ogden template. Bill Morris will edit Lt. Moore proposed ordinance and have this available at the next meeting.

MOTION: Commissioner Smith motioned to table Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended. Commissioner Nelson seconded the motion. Voting was unanimous.

8. Discussion/Action/Recommend – Conditional Use Permit for Anne Teuscher located at 190 E Wahlen Circle.

Anne Teuscher explained the nature of her business. She would like to do spray tans in her home with one client at a time. Bill Morris outlined the municipal code requirements for home occupations. Anne Teuscher agreed to meet all of these requirements. Commissioner Holbrook asked for clarification on her service and how she will maintain client's privacy. Ms. Teuscher said she will conduct the service in her bathroom for now. Commissioner Holbrook suggested she obtain insurance and safety measures. Ms. Teuscher said she wanted to get approval through the city first. Commissioner Averill asked if there are any offensive odors. She said nothing that will be emitted. She plans to install a larger fan for venting when she finishes her basement. Bill Morris instructed the fan be no louder than a regular air conditioning unit.

MOTION: Commissioner Smith motioned to approve Conditional Use Permit subject to Harrisville Municipal Code requirements for Glow Studio (Anne Teuscher) for property located at 190 East Wahlen Circle. Commissioner Shakespeare seconded the motion. Voting was unanimous.

9. Discussion/Action/Recommend – Final approval on Jennings Subdivision – 1st Amendment.

Bill Morris reviewed the engineer's memo dated August 12, 2020. The amendment adjusts the lot size of one lot and adds two more lots into the subdivision.

MOTION: Commissioner Holbrook motioned to grant final approval on Jennings Subdivision – 1st Amendment subject to the engineer's memo and compliance with the municipal code. Commissioner Smith seconded the motion. Voting was unanimous.

Greg Montgomery asked to review the engineer's memo. He clarified the secondary water has already been stubbed in the road. Bill Morris suggested submitting that proof to Bona Vista for his water service. Mr. Montgomery said Matt Robertson mentioned the signature block for city council can be removed since this approval is through Planning Commission with nothing being dedicated to the city. The county surveyor's office had mixed messages on their review. Bill Morris explained the city previously had an interlocal agreement for review and fees. The developers engineer will need to add a signature block for the Mayor and take this to the city engineer's office to begin collecting signatures.

10. Commission/Staff Follow-Up.

Bill Morris thanked Planning Commission for their efforts tonight. He said we end up with a better product when we take into consideration public comments.

Bill Morris also informed Planning Commission the committee has been formed and is meeting regarding development of the golf course.

11. Adjourn.

Chair Holbrook declared the meeting adjourned at 8:39pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: **WARREN HOLLOW SUBDIVISION**
Preliminary Plat Submittal

Date: September 3, 2020

Our office has completed a review of the preliminary plat and improvement plans for the Warren Hollow Subdivision located at approximately 217 E Larsen Lane. We have gone through several plan reviews with the Developer and their Engineer to address items unique to this property. We recommend preliminary approval of the plat and improvement drawings at this time subject to the following items being completely addressed prior to final approval:

PRELIMINARY PLAT

1. A plat amendment to the Jennings Subdivision has recently been recorded which includes changes to the property line between Robert Jennings and Greg Montgomery. Verify that the most recent property information is used when showing adjacent properties.
2. A temporary turnaround outside of the subdivision boundary is shown on the proposed 760 North street. Obtain and record an easement for this turnaround from the property owner.
3. Show the centerline of Larsen Ln with bearings and distances and offsets to the subdivision.
4. The Satterthwaite parcel is being subdivided as part of the development and a portion of the parcel will be outside of the subdivision and still owned by the Satterthwaites. Identify this as a "remainder parcel".
5. Include all property owners and signature lines on the Owner's Dedication.
6. Include dedication of "Parcel A" to the City in the Owner's Dedication.
7. Send the plat to the Weber County Surveyor's office and obtain approval of the plat. Coordinate location of the new survey monuments with the County Surveyor.
8. Include a 10' utility easement on both side-yards of Lots 15 and 16 for the sanitary sewer line.
9. Include new lot addresses on the plat as provided by our office.
10. Show the radius of curve C23 on the plat as it is missing. It appears that curves C23 and C22 exceed the minimum recommendation in the AASHTO Design Manual (Table 3-13b) for a 25-mph road. Adjust the alignment and radius of these curves to be closer to this recommendation.

SITE PLAN/ROADWAY

11. In discussions with the Developer and Public Works, we are allowing the development to use the 60' R.O.W. Minor Street Section which provides for a narrower asphalt roadway and a wider grass park-strip with trees. Show the street section in greater detail on the plan set with the information on approved trees from the City Standards.
12. Show the location of the trees in the park-strip on the site plan.
13. Show location of street lights and street signs on the site plan.

CULINARY WATER

14. Obtain final approval of the plans and culinary water system by Bona Vista Water.
15. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.

SANITARY SEWER

16. The plans show the sewer line flowing to 700 North through Jennings Lane. This lane is private, and a utility easement from the property owners for installation of the sewer line has been recorded.

SECONDARY WATER

17. We have had multiple discussions with the Developer concerning the secondary water system for the development. Pine View Water will not serve the subdivision because it is located outside of their boundary which means they are required to install their own system to serve the development. The City is working on adopting Secondary Water Standards and plans to take over the secondary water system as a City utility. The developer will build the irrigation pond, pump station, and distribution system required for the development and the City will then take over ownership once complete.
18. Our office is working with the Developer and their Engineer on the design of the secondary water system to ensure that it is sized properly and will function properly. A complete, approved design of the system will be required prior to final approval of the subdivision.

STORM DRAIN

19. The development necessitates the re-alignment of an existing 30” storm drain line which crosses the property. The Developer will be required to perform a video inspection of the storm drain that is to be abandoned to ensure that there are no connections to the pipe that need to be tied back in to the new, relocated line.
20. The gravity irrigation line is to be kept separate from the storm drain collection system. The irrigation pond will also serve as a storm water detention and will be sized to handle the required detention volume. The allowable storm water discharge from the site will pass through the storm drain while any runoff above the allowable discharge will back up into the pond and be slowly released.

GENERAL

21. A geotechnical study must be prepared for the site and submitted for review. This is necessary to identify any groundwater, soils, or geologic concerns. A guide for the geotechnical report requirements has been sent to the Developer.
22. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.

Please let me know if you have any questions.



W3082304

GREAT BASIN
ENGINEERING

EH 3082304 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
03-SEP-20 329 PM FEE \$40.00 DEP DC
REC FOR: AARON J. FIELD

7/23/2020

Warren Hollow on Larsen Lane

Sewer Easement

A sewer easement to construct, maintain and repair located in the Northeast Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base and Meridian,

U.S. Survey

Aaron J. Field and Tawna M. Field

Convey 20 ft sewer easement to Harrisville City.

Signed and agreed to this Day of August, 2020.

Aaron J. Field

Aaron J. Field

Tawna M. Field

Tawna M. Field

STATE OF UTAH
COUNTY OF ~~DAVIS~~ Weber

On the day of August, 2020, personally appeared before me Aaron J Field and Tawna M. Field the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.



Kelsey Hokanson
Notary Public

My Commission Expires: 10/01/2022

Residing at: Utah

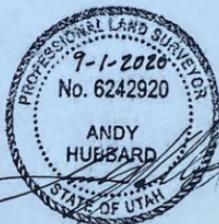
9/1/2020

**Warren Hollow on Larsen Lane
Sewer Easement**

A sewer easement to construct, maintain and repair located in the Northeast Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey:

Beginning at point 236.25 feet North and 598.74 feet East from the center of said Section 8 and running thence South $73^{\circ}11'53''$ East 20.81 feet; thence South $0^{\circ}46'41''$ West 223.47 feet to the North Right of Way line of 700 North Street; thence North $88^{\circ}46'25''$ West following said Right of Way line a distance of 20.00 feet; thence North $0^{\circ}46'41''$ East 229.13 feet to the Point of Beginning.

Comprising of 4,525 square feet



August 15, 2019

Patrick Burns
pat@lynconstruction.com

Request: (email)

Dear Mr. Burns:

Rocky Mountain Power will supply power to property located at or near 217 E, 205 E, and 155 E Larsen Lane, Harrisville, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4426.

Respectfully,



Robert Thorsted
Estimator
Rocky Mountain Power



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

August 27, 2019

To Whom it May Concern:

RE: **AVAILABILITY LETTER** – Warren Hollow

The development is located at approximately 217 East Larsen Lane in Harrisville consisting of 24 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for the plan review is \$450 plus \$75 per lot. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

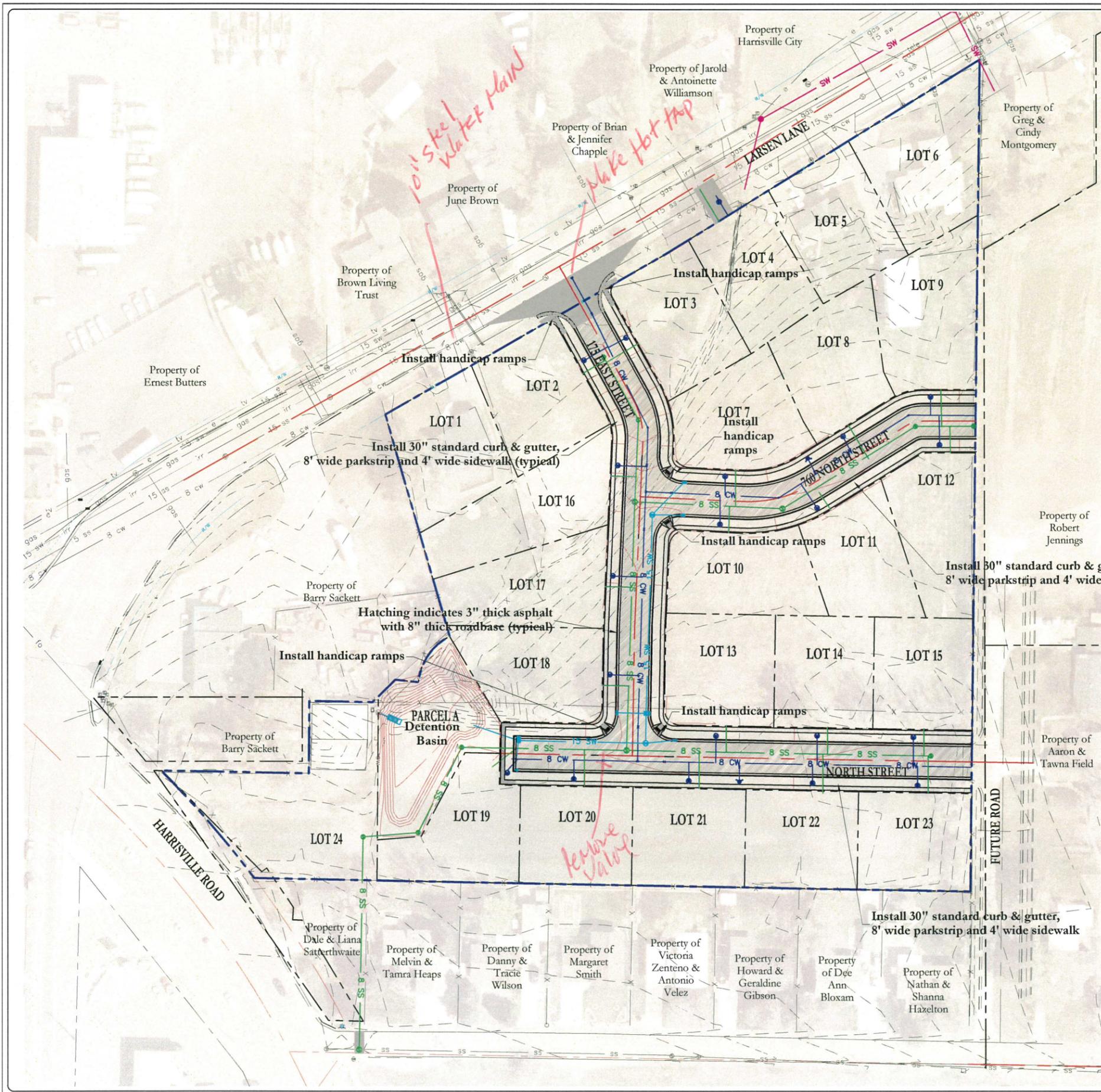
Matt Fox
Assistant Manager

Board of Directors

Ronald Stratford, Chairman – Unincorporated Area
Scott VanLeeuwen, Co-Chairman – Marriott/Slaterville
Z. Lee Dickemore – Farr West
Michelle Tait – Harrisville
Jon Beesley – Plain City

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marcie Doolan, Office Manager



Owner:
Pat Burns
Lync Construction
 801-710-2234



Civil Engineering Consultants, PLLC.
 5141 SOUTH 1500 WEST
 RIVERDALE, UT 84405
 801.866.0550

LEGEND AND SYMBOLS

| | |
|-------------------------------|-------------------|
| Centerline of road | --- |
| Contour line | ---1234--- |
| Curb & gutter | ==== |
| Easement line | ---- |
| Fence | X X |
| Lot line | --- |
| Phase/boundary line | --- |
| Right of way line | --- |
| Section corner & line | + |
| Culinary water manhole & pipe | ⊕ _{CW} |
| Fiber optic box & line | ⊕ _{FO} |
| Gas manhole & line | ⊕ _{GAS} |
| Irrigation manhole and pipe | ⊕ _{IRR} |
| Land drain manhole & pipe | ⊕ _{LD} |
| Power pole and line | ⊕ _P |
| Sanitary sewer manhole & pipe | ⊕ _{SS} |
| Storm water manhole & pipe | ⊕ _{SW} |
| Telephone pedestal & line | ⊕ _{TELE} |
| Fire hydrant | ⊕ |
| Storm water catch basin | ⊕ |
| Street sign | ⊕ |
| Street light | ⊕ |
| Water meter | ⊕ |
| Water valve | ⊕ |

*Note:
 All existing features
 will be in a shaded line

| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
| | | | |
| | | | |
| | | | |
| | | | |

DATE: AUGUST 2019
 DRAWN: JLS
 CHECKED: NSN

PROJECT / LOCATION:
**IMPROVEMENT DRAWINGS FOR
 WARREN HOLLOW SUBDIVISION
 HARRISVILLE, UTAH**

TITLE:
OVERALL SITE PLAN

CLIENT:
LYNC CONSTRUCTION

PROJECT NUMBER:
PBURNS.18001

FILE:
 site plan.dwg

SHEET:
 4 of 30

- 1- Plans need to Note 10" steel Water Main on Larsen Lane
- 2- Note 8" Hot tap
- 3- Sewer laterals need to be upstream
- 4- Blow off need to be permanent
- 5- Boda Vista stands need to be on plan
- 6- Remove valve by lot 20
- 7- Plans need to have profile





Central Weber Sewer Improvement District

August 15, 2019

Harrisville City
363 W. Independence Blvd.
Harrisville, UT 84404

SUBJECT: Warren Hollow Subdivision
Harrisville Road and Larsen Lane
Sanitary Sewer Will Serve Letter

TO WHOM IT MAY CONCERN:

We have reviewed the preliminary plans for the proposed 23 Lot Warren Hollow Subdivision at the junction of Harrisville Road and Larsen Lane in Harrisville City. Central Weber can treat the sanitary sewer from this proposed development and offer the following comments.

1. Central Weber has the capacity to treat the sanitary sewer flow from this proposed development.
2. It appears from the Preliminary Sanitary Sewer Plan that the connection to the existing sanitary sewer will be into a sewer line owned by Harrisville City. Permission to connect to Harrisville's Sanitary Sewer Line must be obtained from the City.
3. Details of any connection and/or manhole construction being made directly to Central Weber's main line will need to be submitted to Central Weber and approved prior to construction and the connection being made.
4. Any connection to Central Weber's line must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
5. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that are proposed as a part of this development.

City of Harrisville
August 15, 2019
Page -2-

6. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

7. The Central Weber Sanitary Sewer Impact Fee for each lot will need to be paid to Harrisville city at the time of issuance of a Building Permit. The current Residential Impact fee is \$2,395.

If you have any further questions or need additional information please let us know.

Sincerely,



Lance L. Wood, P. E.
General Manager

Cc: Patrick Burns; pat@lynconconstruction.com

July 30, 2019

Warren Hollow Subdivision
Attn: Pat Burns

Dear Developer:

Re: Natural Gas Service Availability Letter

Natural gas can be made available to serve the Warren Hollow Subdivision (205 Larson Ln) development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy' Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy' review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

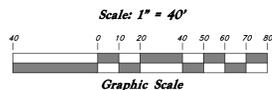

Cody Randall
Pre-Construction Representative

Warren Hollow on Larsen Lane

A part of the Northeast Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey
 Harrisville City, Weber County, Utah
 August 2020



VICINITY MAP
(Not to Scale)



HARRISVILLE CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the City Council of Harrisville City, Utah this _____ day of _____, 2020.

Title _____

Attest _____

Chair, Harrisville City Council

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments on record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2020.

Signature _____

HARRISVILLE CITY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2020.

Signature _____

HARRISVILLE CITY ATTORNEY

This is to certify that this subdivision plat was duly approved by the Harrisville City Attorney on this _____ day of _____, 2020.

Harrisville City Attorney

| Curve # | Delta | Radius | Length | Chord Direction | Chord Length |
|---------|------------|---------|---------|-----------------|--------------|
| C1 | 25°16'52" | 79.81' | 35.22' | S 16°43'57" E | 34.93' |
| C2 | 20°59'29" | 142.67' | 52.27' | S 14°44'25" E | 51.98' |
| C3 | 85°42'37" | 10.00' | 14.96' | S 17°15'15" W | 13.60' |
| C4 | 48°21'46" | 55.59' | 46.92' | S 36°34'34" W | 45.54' |
| C5 | 68°54'45" | 55.59' | 66.86' | S 22°03'41" E | 62.90' |
| C6 | 137°04'12" | 55.59' | 132.98' | N 54°56'50" E | 103.46' |
| C7 | 65°19'24" | 15.00' | 17.10' | N 27°49'54" E | 16.19' |
| C8 | 90°00'00" | 10.00' | 15.71' | S 74°22'30" E | 14.14' |
| C9 | 29°00'22" | 30.00' | 15.19' | S 14°52'20" E | 15.03' |
| C10 | 39°58'29" | 55.00' | 38.37' | S 20°21'23" E | 37.60' |
| C11 | 61°44'00" | 55.00' | 59.26' | S 71°12'37" E | 56.43' |
| C12 | 57°56'43" | 55.00' | 55.62' | N 48°57'01" E | 53.28' |
| C13 | 61°33'00" | 55.00' | 59.08' | N 10°47'50" W | 56.28' |
| C14 | 45°18'35" | 55.00' | 43.49' | N 64°13'38" W | 42.37' |
| C15 | 57°30'25" | 30.00' | 30.11' | N 58°07'43" W | 28.86' |
| C16 | 90°00'00" | 10.00' | 15.71' | N 15°37'30" E | 14.14' |
| C17 | 98°53'33" | 10.00' | 17.26' | N 70°09'20" W | 15.20' |
| C18 | 16°25'53" | 82.60' | 23.69' | N 12°29'40" W | 23.61' |
| C19 | 25°14'30" | 139.81' | 61.59' | N 16°45'11" W | 61.10' |
| C22 | 22°10'36" | 112.60' | 43.58' | S 15°20'42" E | 43.31' |

$\Delta = 57^{\circ}11'59"$
 $R = 55.00'$
 $L = 54.91'$
 $LC = 52.66'$
 $S 34^{\circ}26'16" W$

Barry C. Sackett
11-027-0101

Barry C. Sackett
11-033-0019

Dale R. & Liana M. Satterthwaite
11-027-0033

Dale R. & Liana M. Satterthwaite
11-027-0032

Parcel A
25247 sq.ft.

Melvin A & Tamra Heaps
11-027-0106

Duffy R. & Tracie M. Wilson
11-027-0043

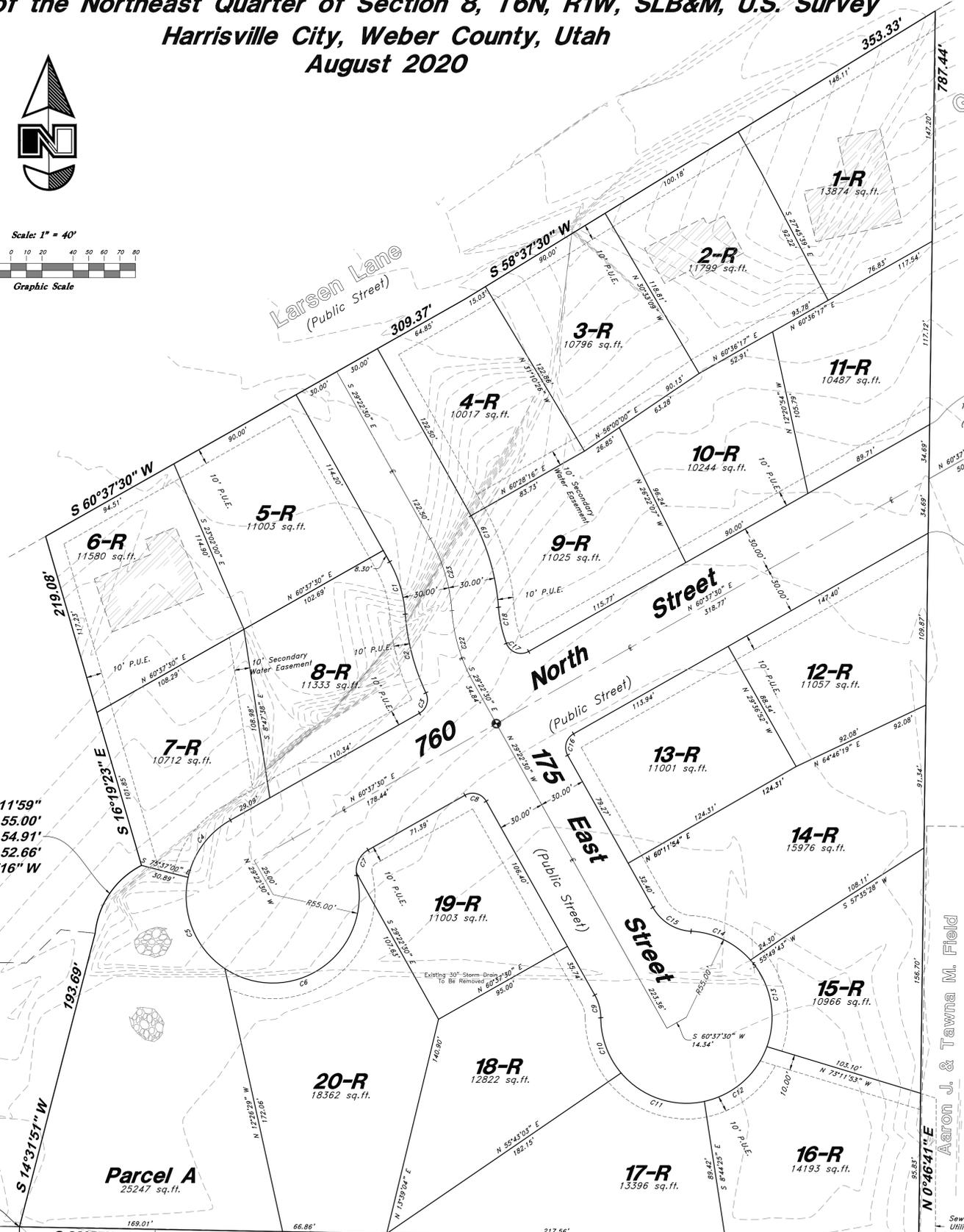
Margaret Smith Family Trust
11-027-0031

Victoria Zenteno & Antonio Hernandez Velez
11-027-0030

Geraldine & Scott H. Gibson
11-027-0029

Dee Ann Bloxam Irrevocable Trust
11-027-0028

Nathan D. & Shanna R. Hazelton
11-027-0027



Greg S. & Cindy J. Montgomery
11-027-0100

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that Warren Hollow on Larsen Lane in Harrisville City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 2020.

Andy Hubbard

Robert Elmoir Jennings ETAL
11-027-0025

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Warren Hollow on Larsen Lane and hereby dedicate to Harrisville City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Harrisville City.

Signed this _____ day of _____, 2020.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this day of _____ 2020 by _____
 Residing At: _____ A Notary Public commissioned in Utah
 Commission Number: _____
 Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base & Meridian, U.S. Survey;
 Beginning at a point 207.87 feet North 44°19'27" West and 164.95 feet South 88°57'31" East from the Center of Section 8; running thence South 88°57'31" East 577.45 feet; thence North 00°46'41" East 787.44 feet; thence South 58°37'30" West 353.33; thence South 60°37'30" West 309.37 feet; thence South 16°19'23" East 219.08 feet to a point of curvature; thence Southwesterly along the arc of a 55.00 foot radius curve to the left a distance of 54.91 feet (Central Angle equals 57°11'59", Long Chord bears South 34°26'16" West 52.66 feet); thence South 14°31'51" West 193.69 feet to the Point of Beginning.

Contains 7.697 Acres more or less

NOTES:

- 10' Wide Public Utility Easements as indicated by dashed lines.
- All lots to be "Restricted" per city code 6-07-010. All lots are restricted to homes without basements. The lowest floor level is limited to 12-inches above the elevation of the street curb and gutter elevation. No slab on grade construction is allowed-a crawlspace is required. Minimum continuous footing width is 24".

| WEBER COUNTY RECORDER | |
|-----------------------|----------------------------|
| ENTRY NO. _____ | FEE PAID _____ |
| RECORDED _____ | FILED FOR RECORD AND _____ |
| IN BOOK _____ | OF OFFICIAL _____ |
| RECORDS, PAGE _____ | RECORDED _____ |
| FOR _____ | FOR _____ |
| WEBER COUNTY RECORDER | |
| BY: _____ | DEPUTY _____ |

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set
- ⊙ Monument set by others
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- ▨ Public Utility Easement
- ▨ Dedicated Roadways
- ▨ Existing Building Easement
- Centerline Property Boundary
- Lot Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lath

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.U.C. (801)921-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Warren Hollow on Larsen Lane

A part of the Northeast Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey
 Harrisville City, Weber County, Utah
 August 2020



VICINITY MAP
 (Not to Scale)

- POND GRADING NOTES:**
- Contractor to shape Bottom of Pond to ensure positive drainage to irrigation inlet in Bottom of Pond.
 - Compact Fill Material to be 95% Max Density.
 - Pond to be clay lined and covered in 6" minor cobble and weed barrier

- GENERAL NOTES:**
- All construction must meet or exceed Harrisville City Standards and Specifications.
 - All Culinary water lines and services to meet or exceed Bona Vista water standards and expectations.
 - Verify the Depth & Location of all utility crossings & connections prior to their Construction.
 - Contractor is responsible for Looping Culinary and Secondary Waterlines to Maintain depth of cover and separation between gravity fed utility lines.
 - Saw Cut existing Asphalt to expose a smooth clean edge and a minimum 1 foot of undisturbed road base from under existing asphalt.
 - 3/4" Culinary Water Laterals to be installed as shown on drawing, and extended 15.0 feet beyond property line.
 - 4" Sanitary Sewer Laterals to be installed on the lower end of lot and Extended 10.0' beyond right-of-way line.
 - Field verify size & type of exist. utilities prior to construction of laterals.
 - Field verify and adjust curb to maintain a minimum of 1.5% and a maximum of 4.0% cross slope or overlay existing asphalt to ensure proper drainage.
 - Import fill required for trenches within the Right of Way unless on site material is approved by City Engineer with proper testing.
 - All work on Culinary Water System needs to be to Bona Vista Water Standards.
 - Water Laterals to be a minimum of 3/4" diameter.

- GENERAL UTILITY NOTES:**
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - All catch basin and inlet box grates are to be bicycle proof.
 - All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per Bona Vista standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 - All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:
 All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- CULINARY SERVICE LATERALS**
- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
 - Over 2" diameter pipe - AWWA C-900 Class 150 pipe

- WATER MAIN LINES AND FIRE LINES**
- Pipe material as shown on a utility plan view or to meet city standards Culinary Lines shall be C-900 Blue Pipe DR-18 and Secondary Lines shall be Purple Pipe C-900 DR-18.

- SANITARY SEWER LINES**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe Green, ASTM D 3034, Type FSM, SDR 35

- STORM DRAIN LINES**
- 15" to 21" pipes - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover.
 - 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

Legend

(Note: All items may not appear on drawing)

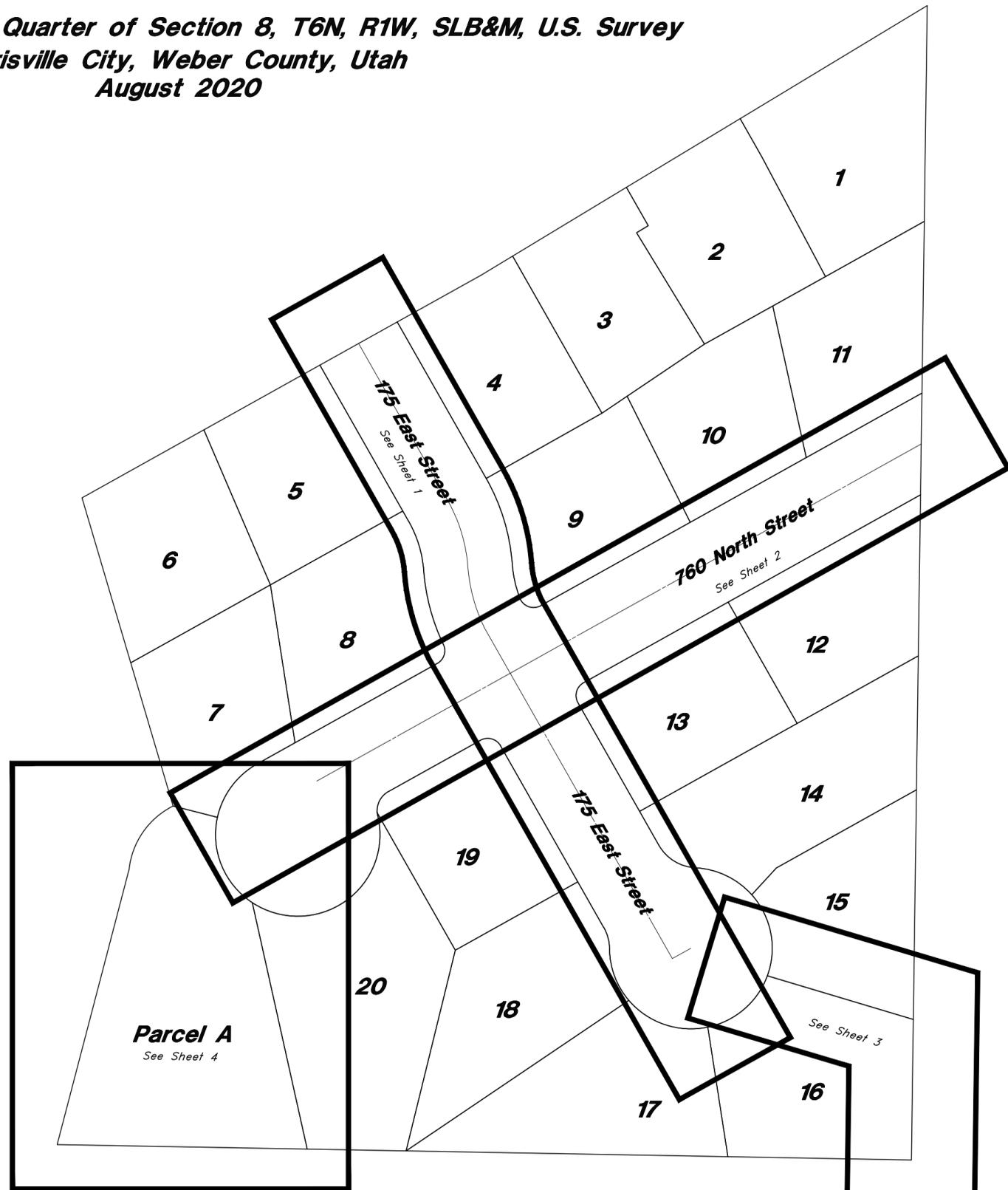
- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve (Secondary)
- Water Valve (Culinary)
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- Ductile Iron
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- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- NG
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

BENCHMARK

A Brass Cap Monument located in the Intersection of North Harrisville Road and 700 North Street with an Elevation of 4280.27.

CAUTION NOTICE TO CONTRACTOR
 The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Cover Sheet
Warren Hollow Subdivision
 Approx: 200 East Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, SLB&M, U.S. Survey

FOR REVIEW ONLY
 Not To Be Recorded

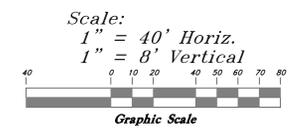
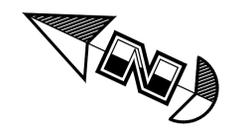
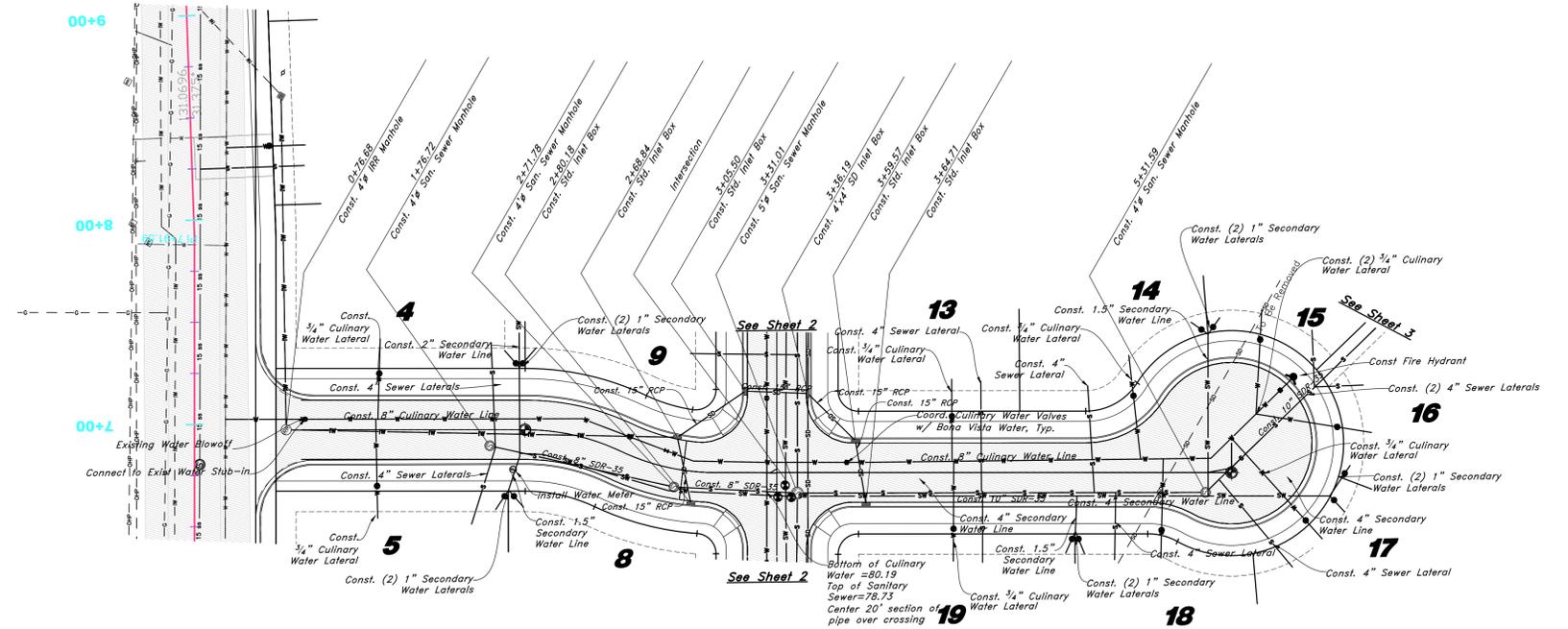


AUG 13, 2020
 SHEET NO. **0**
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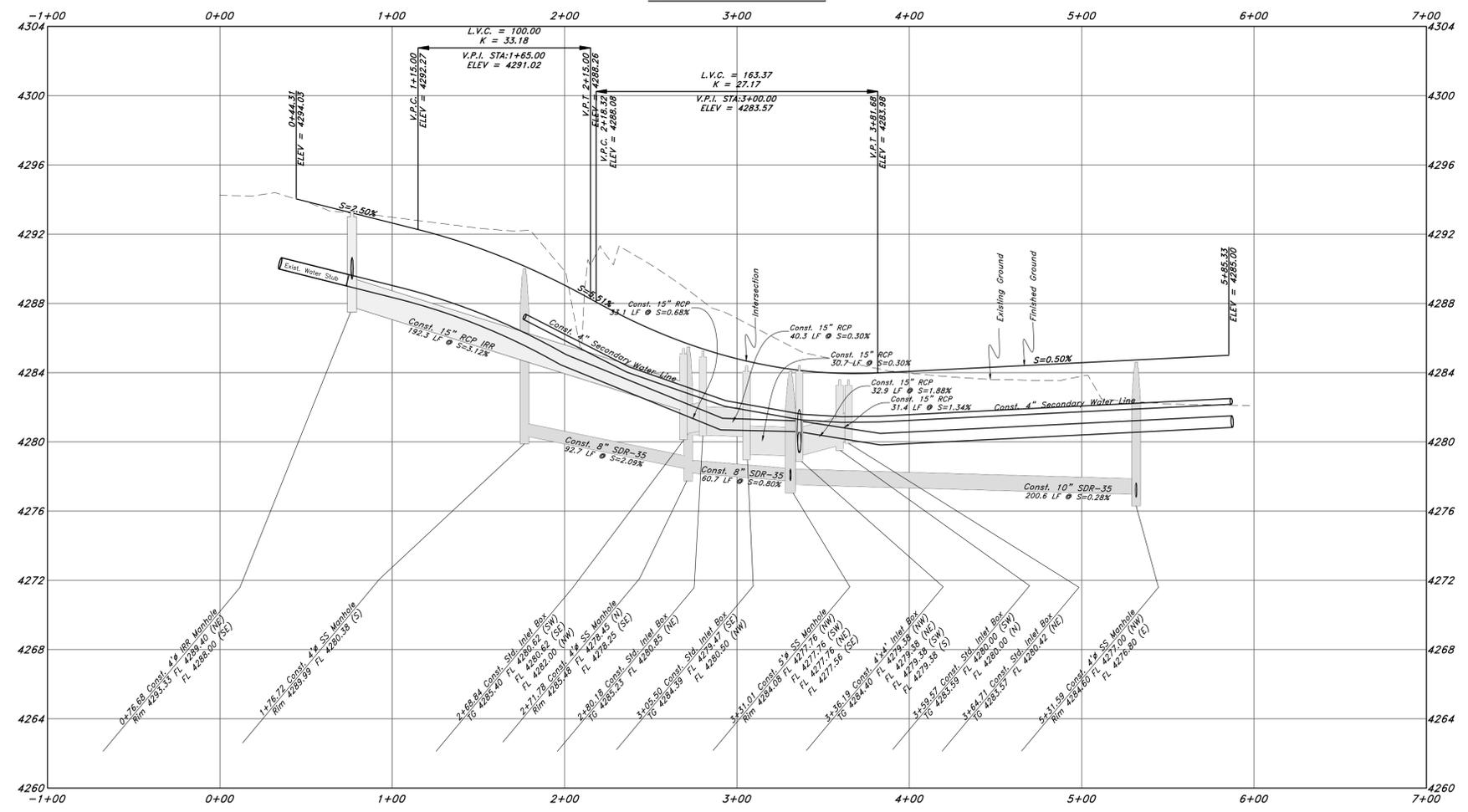
Legend

(Note: All items may not appear on drawing)

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- Overhead Power Line
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- Top of Concrete
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- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



175 East Street



| NO. | DESCRIPTION | DATE | REV. |
|-----|-------------|------|------|
| | | | |
| | | | |
| | | | |

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Plan and Profile
Warren Hollow Subdivision
 Approx: 200 East Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey

AUG 13, 2020

SHEET NO.

1

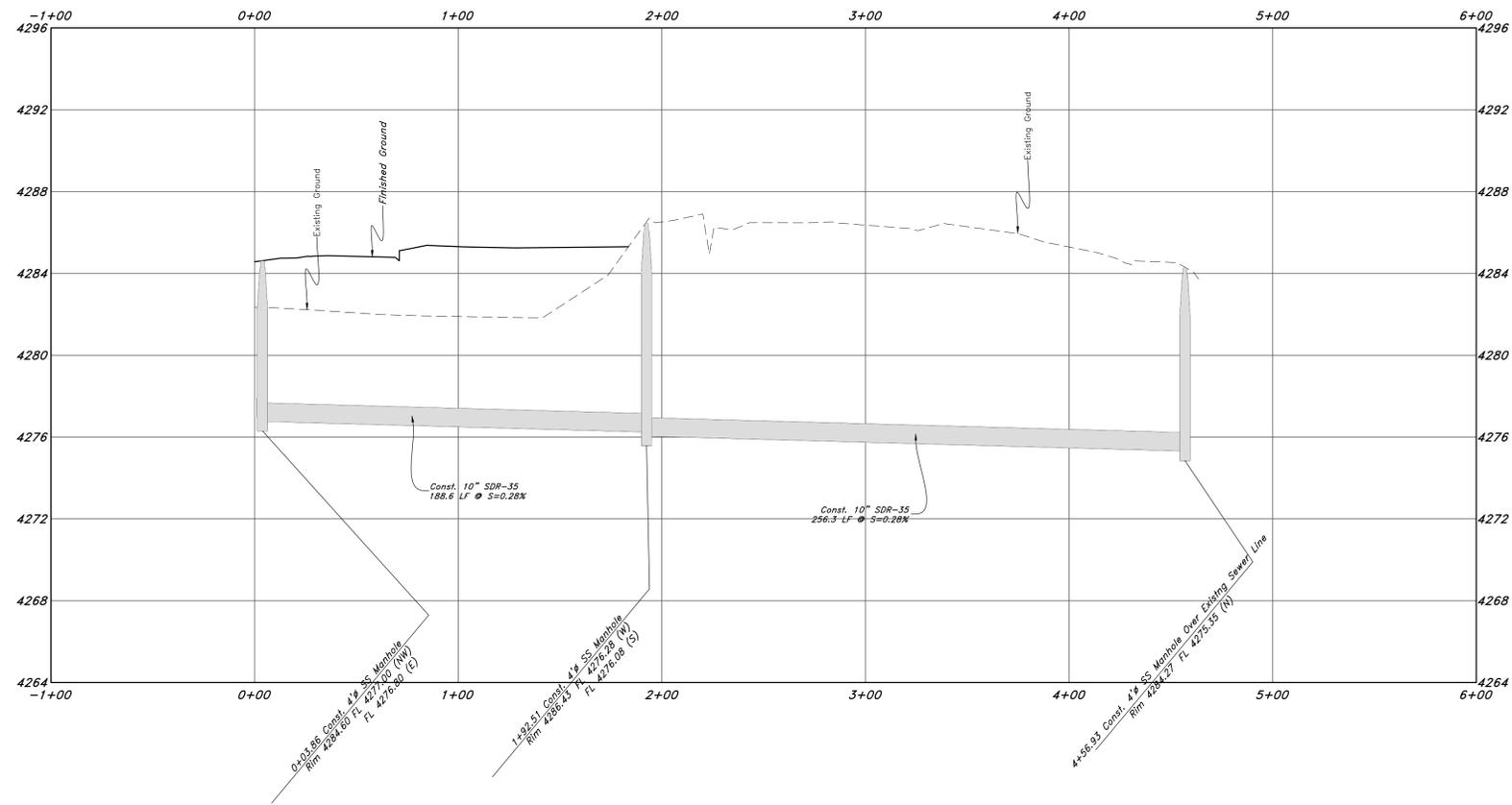
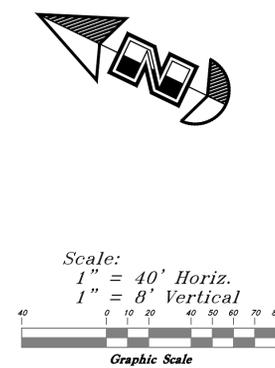
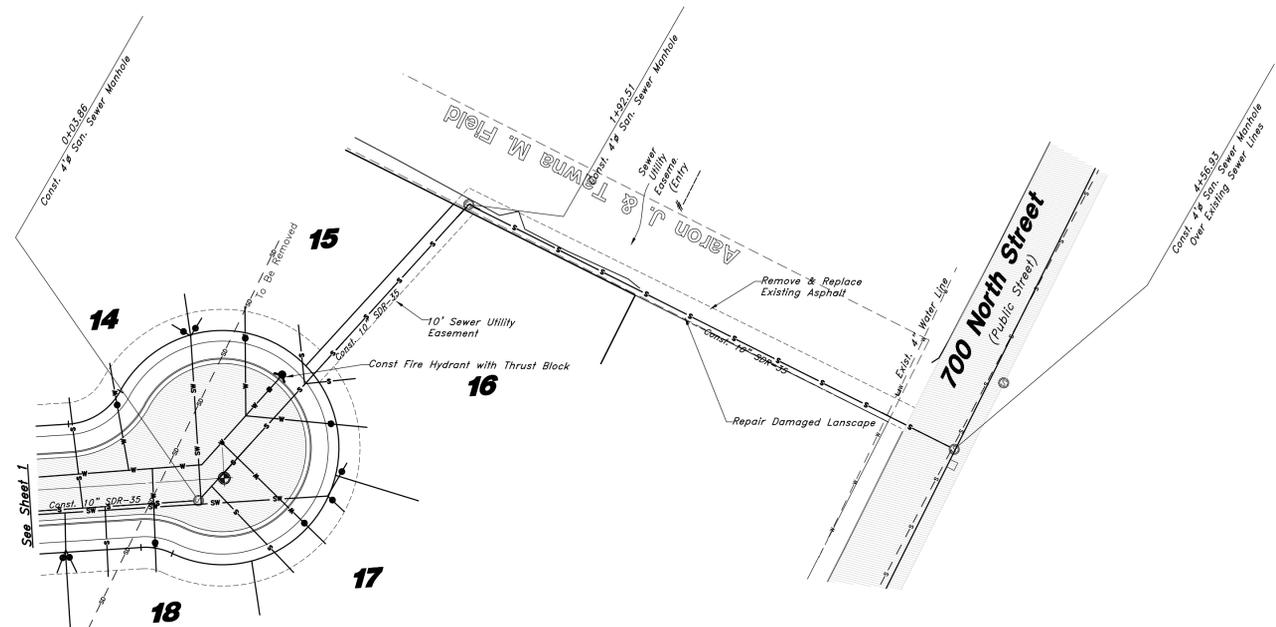
20N705

NOT FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

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|-----|-------------|------|------|
| | | | |
| | | | |

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Plan and Profile

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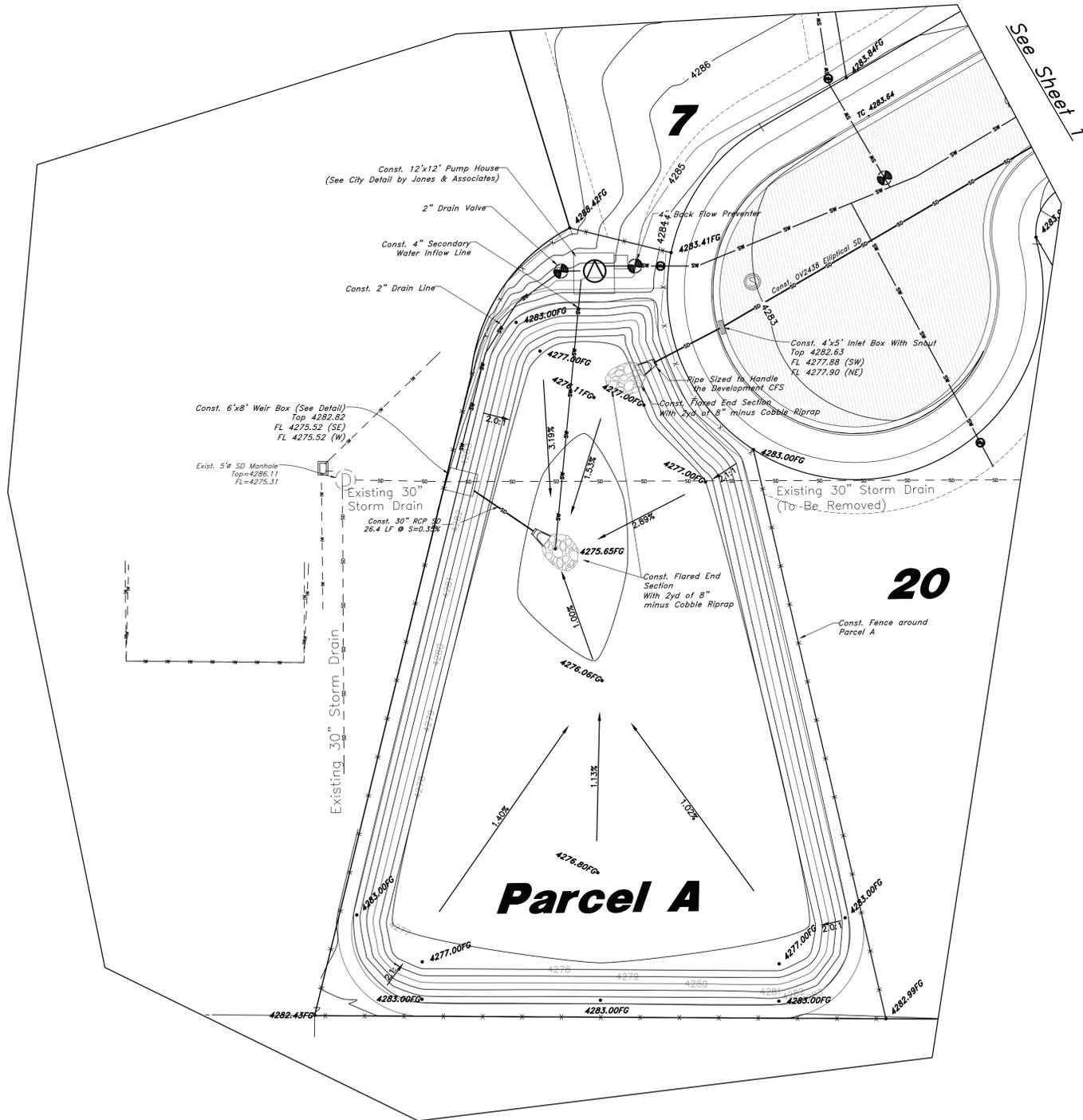
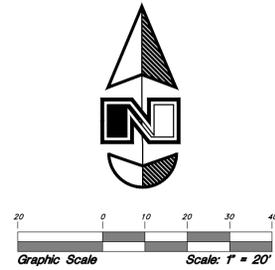
AUG 13, 2020

SHEET NO.

3

20N705

NOT FOR CONSTRUCTION



IRRIGATION / DETENTION POND

Rim Elevation 83.00
 Top of Detention 80.97
 Top of Irrigation 80.35
 FL Pond 75.65

Volume Detention Required: 12,699 cf
 Volume Detention Provided: 12,744 cf

Volume Irrigation Required: 62,460 cf
 Volume Irrigation Provided: 62,532 cf

Total Depth of Pond: 5.32' with additional 2.03' freeboard

Pond to be Clay Lined and covered
 in 6" minus cobble and weed barrier.

Riprap Below Flared End Section to be 2yd 8" minus cobble
 each.

Pond area to be enclosed with a 6' chain link fence.

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

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Irrigation / Detention Pond

Warren Hollow Subdivision

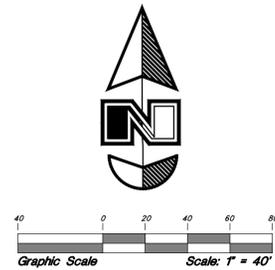
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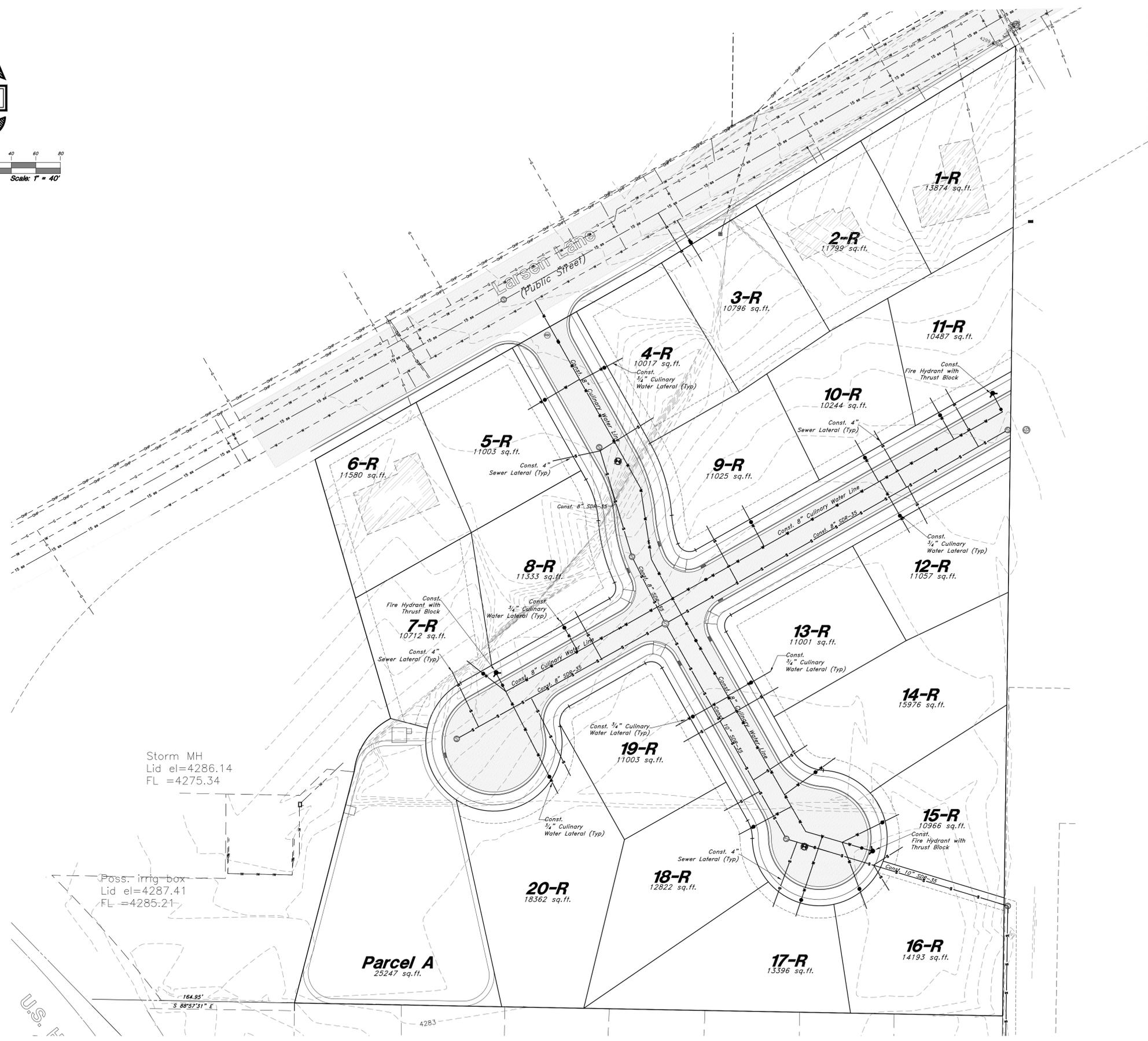
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20W705



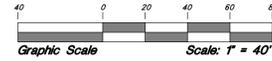
Legend

- (Note: All items may not appear on drawing)
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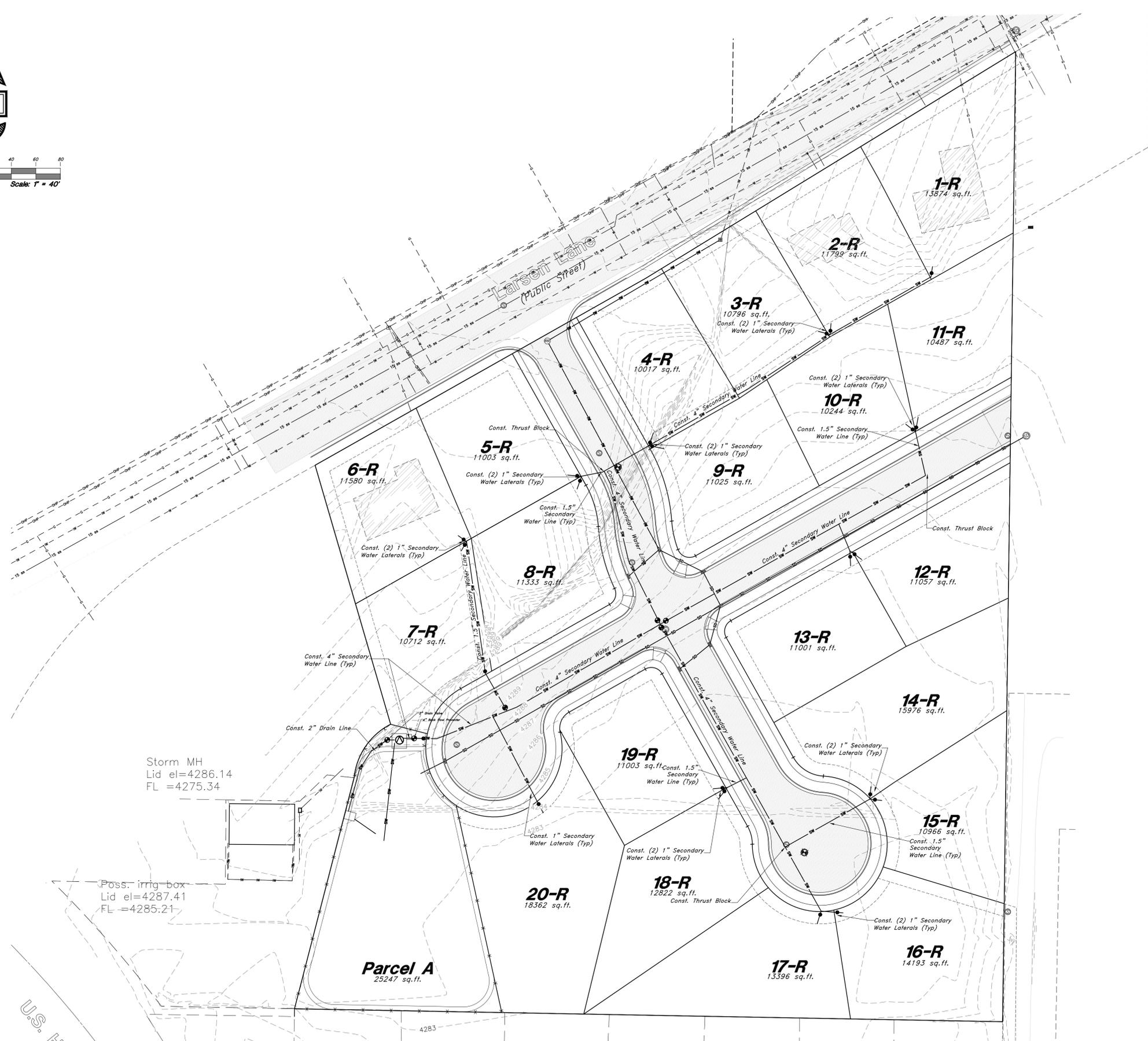
Culinary Water & Sanitary Sewer Plan
Warren Hollow Subdivision
 Approx: 200 East Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey



Legend

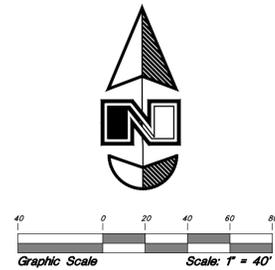
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Sanitary Sewer
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Pressure Sewer
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Raywyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter



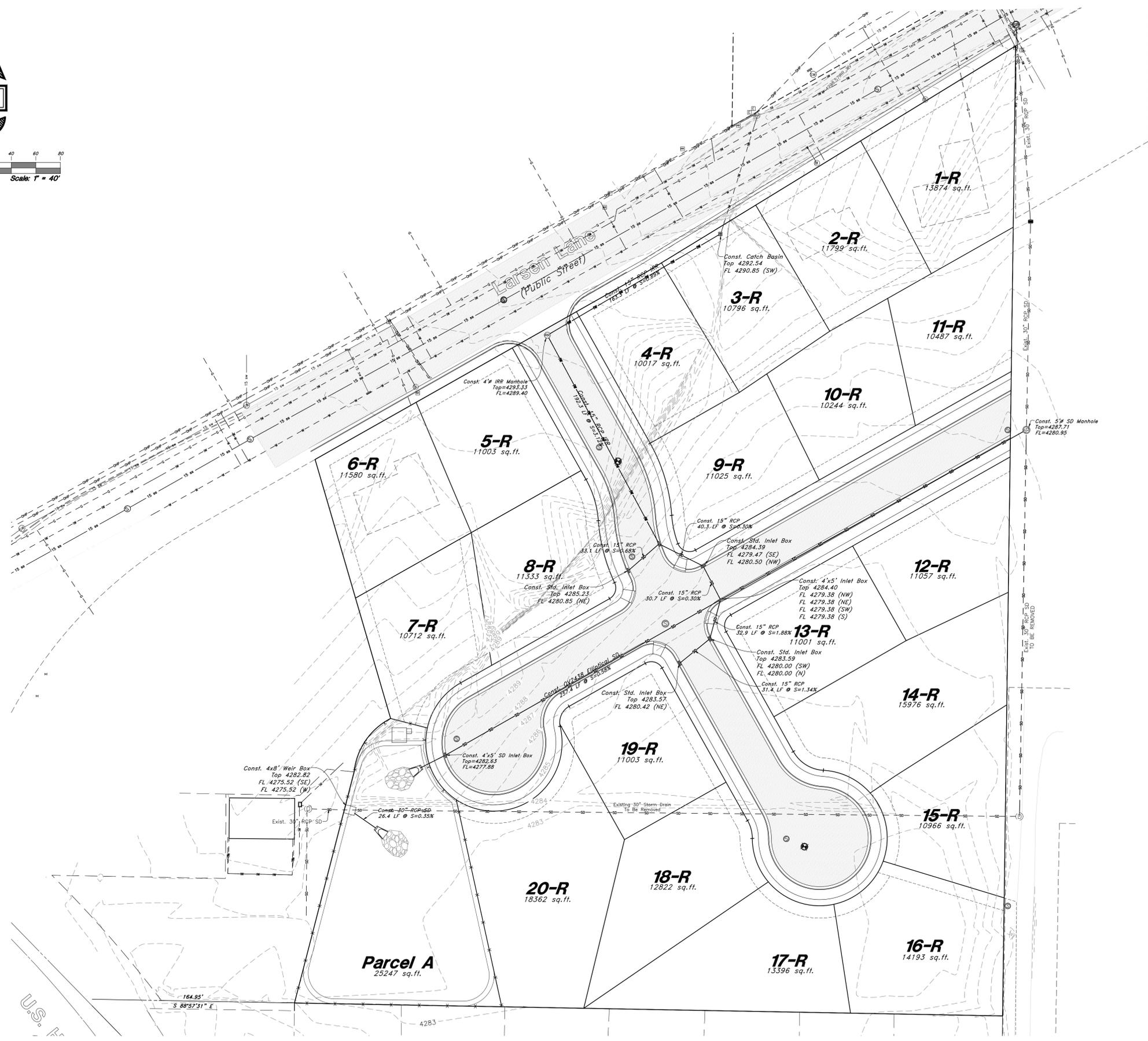
GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Secondary Water Plan
Warren Hollow Subdivision
 Approx: 200 East Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey



Legend

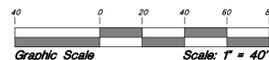
- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
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 - Exist. Fire Hydrant
 - Fire Hydrant
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 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
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 - Finish Grade
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 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
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Storm Drain and Irrigation Plan
Warren Hollow Subdivision
 Approx: 200 East Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey

AUG 13, 2020
 SHEET NO.
7
 20N705



Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
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GREAT BASIN ENGINEERING

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 WWW.GREATBASINENGINEERING.COM

Site & Grading Plan

Warren Hollow Subdivision

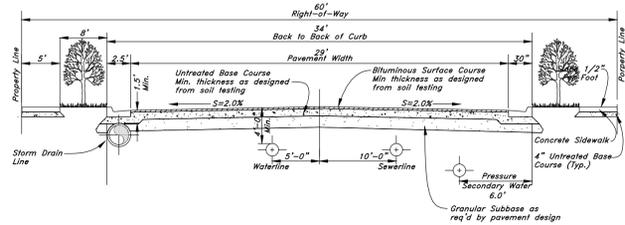
Approx: 200 East Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, S16&M, U.S. Survey

AUG 13, 2020

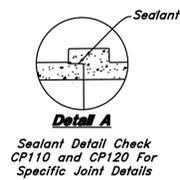
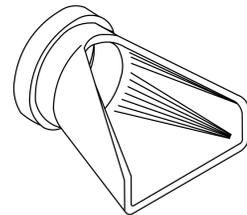
SHEET NO.

8

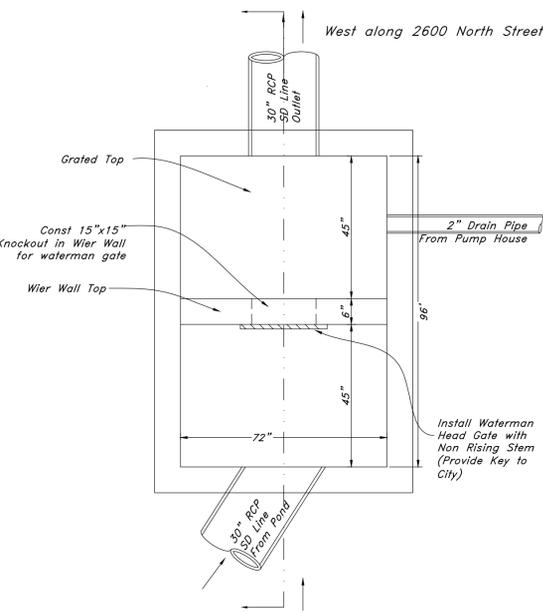
201705



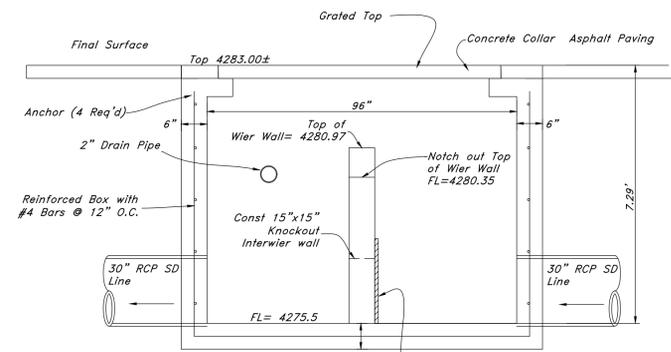
Street Section
(Not to Scale)



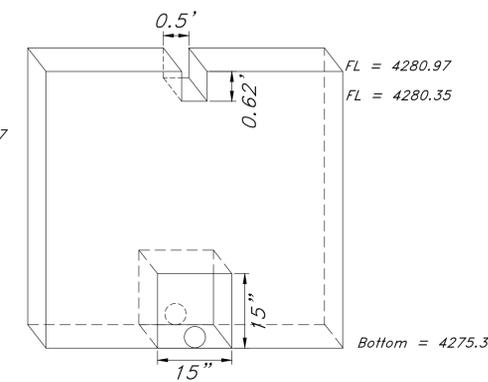
Flared End Section
(Not to Scale)



Plan View



Side



Weir Wall

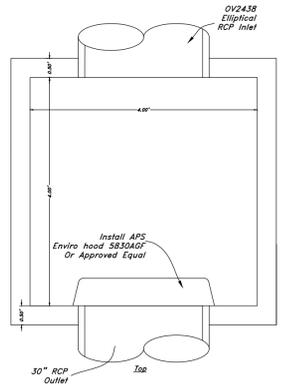
Top Berm = 4283.00
 Top Detention = 4280.97
 Top IRR = 4280.35
 FL Pond = 4275.65

Emergency Overflow = 4280.97

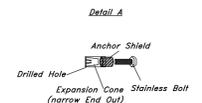
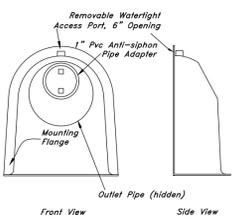
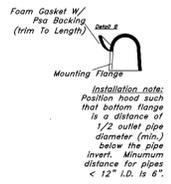
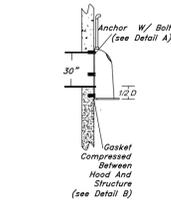
Notch Top of Weir Wall
 0.5'Wx0.62'H
 for Restricted Detention
 Outflow

Note:
 Reinforce Walls and Floor
 with #4 bars @ 12" O.C.
 (Both Directions).

**Submit Shop Drawings
 Prior to Fabrication**



- Notes:**
- All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn.
 - The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
 - The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
 - The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
 - The hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer.
 - Installation instructions shall be furnished with manufacturer supplied installation kit. Installation kit shall include:
 - Installation instructions
 - Pvc anti-siphon vent pipe and adapter
 - Oil-resistant crushed call foam gasket
 - 3/8" stainless steel bolts
 - Anchor shields



Inlet Box with Snout Detail
 Sheet 2; Station 5+75.77
 (Not to Scale)

6'x8' Weir Box Detail
 Sheet 2; Station 6+65.22
 (Not to Scale)



Conditional Use Application

Date / Time

08/20/2020

Phone Number

(435) 459-3017

Applicant's Address

262 W. Virginia Ave.

State

Utah

Property Owner's Name

Johny Berzett

Present Zoning of Property

R-1-10

Please describe the proposed conditional use or uses for the property:

Gunsmithing business as well as occasional sale of Firearms by appointment only.

Full Name

Johny Ray Berzett

Email Address

utahfirearmsco@yahoo.com

City

Harrisville

Zip Code

84404

Harrisville Property Address

262 W. Virginia Ave.

List any conditional uses previously granted for this property and the date they were approved:

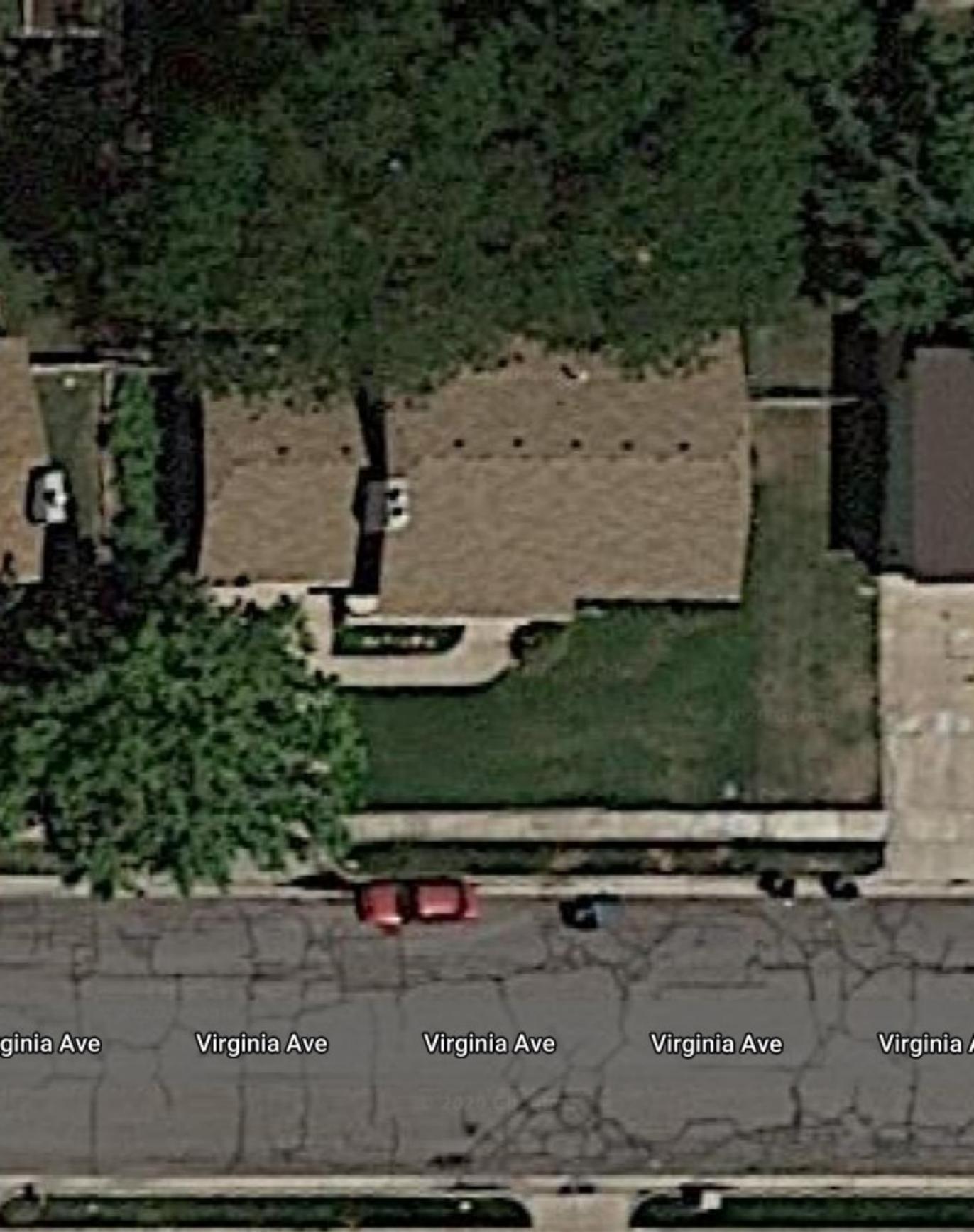
Applicant's Signature

Property Owner Signature and Authorization (If you are not the property owner, please upload a signed letter from the property owner giving authorization to process this conditional use permit with Harrisville City)

Customers Information

Company Name

Beehive Firearms Company LLC



Virginia Ave

Virginia Ave

Virginia Ave

Virginia Ave

Virginia Ave

**HARRISVILLE CITY
ORDINANCE NO. 510**

MIXED-USE/INFILL COMMERCIAL AMENDMENTS

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING SECTION 11.11.030 TO MIXED-USE/INFILL IN CERTAIN COMMERCIAL AREAS; MAKING TECHNICAL CHANGES; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereafter referred to as “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 authorizes the City 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, the City desires to meet the challenges presented by growth and development by adopting additional regulations for mixed-use in certain commercial areas;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on June 10, 2020, to take public comment on this Ordinance, and subsequently gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2020, and now desires to act on this Ordinance;

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

Section 1: Repealer. Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Section 11.11.030 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

Section 11.11.030

11.11.030 Sub-zoning.

2. Mixed-use Commercial (MU-C) Sub-zone.
- a. Eligibility Requirement. Any commercial zone or area planned for commercial as specified in the Mixed-use Map in the General Plan that is adjoining an eligible parcel as set forth in the Mixed-use Map in the General Plan for MU-LP Sub-zone, including City roads, but excluding Highway 89, may be considered as a MU-C Subzone subject to this part.
 - b. Commercial Requirements. A minimum 50% of the total area of the proposed MU-C shall include commercial elements. Commercial elements include any areas used for a commercial use, landscaping, open space, and parking. Proposed commercial uses shall be specified in the Plan. Commercial uses are limited to: retail, food and beverage service, personal service, professional and medical services, gym and recreation, educational, or institutional. Conditional uses are permitted subject to conditions. Standards for conditions include those which mitigate noise, environmental, light, odor, dust, hours of operation, and mitigate other adverse impacts on residential uses. In order for consideration of an application, the commercial uses, as provided in this part, shall be the dominant and primary element of the proposed plan and map.
 - c. Plan Map Requirements. A proposed Master Development Plan is required to show the area of the project, proposed lots, roadways, trails, and proposed uses blended to adjoining areas, including 20% landscaping and/or open space which is required as part of the application. Parking and residential areas are to be obscured by the commercial uses on the first level for all frontage, except where secondary residential levels are proposed. Height limits shall not exceed three (3) stories. Housing units shall be arranged in clusters not to exceed five (5) connected units. Plans shall follow all other requirements of the municipal code as possible, such as landscaping, architecture, and screening standards. A favorable Plan will incorporate architectural variation, exceptional design, quality construction, LEEDS standards, dark sky compliant lighting, pedestrian and accessibility concepts, and other unique trends that support the community.
 - d. Master Development Plan. A proposed Master Development Plan (Plan) must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geo-technical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings and landscaping designs and owner association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.
 - e. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

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 _____, 20____.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of _____, 2020.

PUBLISHED OR POSTED this ____ day of _____, 2020.

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, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) Harrisville Cabin on the above referenced dates.

City Recorder

DATE: _____

**HARRISVILLE CITY
ORDINANCE 511**

RECREATIONAL AND COMMERCIAL VEHICLES AMENDED

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING SECTION
11.20.250 RELATING TO RECREATIONAL AND UTILITY VEHICLES;
MAKING TECHNICAL CHANGES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter referred to as “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 authorizes the City 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, the City desires to meet the challenges presented by traffic circulation and parking recreational and utility vehicles in the City and in certain zones;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on _____, 2020, to take public comment on this Ordinance, and subsequently gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2020, and now desires to act on this Ordinance;

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

Section 1: **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Amendment.** Section 11.20.250 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

11.20.250 Recreational and Commercial Utility Vehicles.

- 1) Recreational vehicles. ~~Any~~ No recreational vehicle (RV), ~~including includes but is~~ not limited to, a travel trailer, boat, motor home, and/or other vehicle used for recreation purposes, ~~or any vehicle~~ which does not include facilities necessary to be classified as a manufactured home as defined in the building code adopted by the city, shall not be used, operated, or maintained in any ~~residential~~ commercial zone, or on any City property at any time for living quarters or occupation. ~~A conditional use permit not to exceed five (5) days in a thirty (30) day period may be obtained by registering with the City.~~

- 2) Recreation Vehicles operated on residential property for temporary living quarters is restricted to forty-eight (48) hours.
 - a. Recreational Vehicles operated as temporary living quarters on a public street or public right of way are restricted to twenty-four (24) hours. Additional time is only authorized by the City after obtaining a temporary use permit.
 - b. The use of a Recreational Vehicle as temporary living quarters on any City property including City Parks is a violation unless authorized by permit from the City.
 - c. The temporary use of a Recreational Vehicle in any residential zone for more than forty-eight (48) hours shall be considered in violation unless authorized by permit from the City.
 - d. A temporary use permit not to exceed fifteen (15) days in a thirty (30) day period, may be obtained by residents registering with the City. Permits shall be displayed in a window visible to law enforcement.
 - e. Exceptions for periods longer than fifteen (15) days may be granted based upon extenuating circumstances or emergency situations.
 - f. Occupying a parked recreational vehicle, by the property owner, may be permitted for a period of six months on the property where a home is under construction, provided that the recreational vehicle is hooked up to an approved wastewater disposal system in accordance with HCVC §11.20.120.
- 3) Commercial zones that do not include or provide a public access or right-of-way are specifically prohibited from the temporary use of a Recreation Vehicle as living quarters.
 - a. The temporary use of a Recreational Vehicle as living quarters in a Commercial Zone shall be considered a violation unless authorized by a permit from the City or;
 - b. Exemptions for Commercial Zones may be granted upon emergency circumstances approved by the Mayor.
 - c. Recreational Vehicles operated in a Commercial Zone that includes a standard public access or right-of-way shall be restricted to twenty-four (24) hours in one (1) week and no more than three (3) days in a thirty (30) day period.
 - d. Commercial Vehicles parked as a result of driving restrictions due to Federal Commercial Vehicle Restrictions regarding authorized drive time shall not be considered a violation so long as the vehicle is moved within twenty-four (24) hours.
- 4) The use of a Recreational Vehicle in which the owner or occupant knowingly or recklessly creates a Public Nuisance (as defined in HCVC §1.03.020) shall be considered a violation.
- 5) It shall be unlawful for any person to camp or place any trailer house, or other vehicle while used for human habitation, in the City except within premises of this chapter.
- 6) The provisions outlined in the Recreational Vehicle Use Code applies to passenger cars used as living quarters as defined under “other vehicles”.
- 7) Parking. The parking of not more than three (3) recreational vehicles is permitted on a lot zoned residential or used for residential purposes. Said recreational vehicle or vehicles shall only be parked in the side or rear yard, and on a solid surface driveway, or gravel driveway surface in the side or rear yard.
 - a. No parking of any recreational vehicles is allowed in the S.A.P. Zone or Mixed-use/In-fill sub-zones except in areas designated for such parking as may be established by the development agreement recorded with the county home owners association.
 - b. Parking and use of any recreational, commercial, or utility vehicle in any non-residential commercial or manufacturing zone is governed by the regulations of that such zones.
- 8) Utility Vehicles. No utility or commercial vehicle, including but not limited to, a semi-truck, semi-trailer, dump truck, back hoe, and/or vehicle or equipment over 15,000 gross vehicle weight shall be located in any residential zone. Except parking of one (1) such utility vehicle is permitted on any lot over one (1) acre and must be parked only in the rear yard, and parking on any non-residential zone is governed by the regulations of that zone.

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 _____, 20__.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of _____, 2020.

PUBLISHED OR POSTED this ____ day of _____, 2020.

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, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) Harrisville Cabin on the above referenced dates.

City Recorder

DATE: _____