

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., July 13, 2016

Commissioners: William Smith
Kevin Jensen
Chad Holbrook
Roger Shuman
Brenda Nelson
Blair Christensen
Pat Young

Staff: Bill Morris (City Administrator)
Shanna Edwards (Secretary)

Visitors: Lloyd Barker, Cori Hendrix, Richard Hendrix, ..., Dennis Martin, Rodolfo Iniguez, Jim Flint, Julia A.. Iniguez

Chairman Steve Weiss and Blair Christensen were excused. Vice Chairman Jensen called the meeting to order and welcomed everyone.

1. CONSENT APPROVAL of Planning Commission Meeting Minutes June 8, 2016.

MOTION: Commissioner Nelson motioned and Commissioner Holbrook seconded to approve minutes of planning commission meeting held June 8, 2016, as written. Voting was unanimous.

2. REVIEW/DISCUSS/ACTION on a preliminary site plan of Lloyd Barker's commercial property (#170650031) at 2220 N. Highway 89 (backs on 750 West) to establish tradesman shops and offices.

Vice Chairman Jensen turned the time over to Jim Flint who put a copy of the expansion of the Barker Plaza on the screen in the front of the room. Lloyd Barker has buildings on the south and west of the property. He at looking at additional tradesman shops on the north as Phase 1, and on the east as Phase 2. The utility plan shows the existing water line on the west side of the property will service the entire project. The existing sewer line from the west will be used, and in addition, they will tap into the sewer line on the east side from 750 West. When watering with Bona Vista, 15% landscaping is the maximum allowed with no secondary water. What they are proposing is about 13.1 percent landscaping. The landscape plan shows a twenty-foot buffer along 750 West. Because 750 West Street separates the commercial zone from the residential zone, there is some question about where the residential zone begins. They would like to see if the setback can be reduced. The design of the masonry buildings on the north in Phase 1 will be similar to those they will be adjacent to on the Quad D commercial property. Phase 2 includes three metal buildings that back on 750 West with xeriscape and trees in the setback. Jim Flint said they would prefer a ten-foot setback rather than twenty. The traffic circulation plan is based on the east buildings facing Highway 89, but they would like an access off from 750 West. Landscaping on the westside along Highway 89 will be a continuation of grass. The Phase 2 buildings will be one-story. The sizes of the trees on the landscape plan for the set back area on 750 West are 14 to 20 feet in height.

Vice Chairman Jensen invited questions from commissioners. Commissioner Shuman asked if the developer is using Hardy Board siding not masonry. Lloyd Barker said Hardy Board is easier to paint should it get tagged. Lloyd Barker said he plans to continue the same level of landscape maintenance and appearance that exists with his current buildings. Xeriscape is planned as landscaping on the 750 West setback since he does not have secondary water, and has trouble keeping grass green. Jim Flint said it would open the circulation better in front of the buildings if they can go with a ten-foot setback rather than twenty. Vice Chairman Jensen mentioned that decreasing the setback would also decrease the percentage of landscaping [15% is Harrisville City's required minimum standard]. Bill Morris said with the road separating a residential zone from a commercial zone, it is more difficult to determine the setback. Which zone incorporates the road, and if the road is not zoned, it could go either way. Bill Morris said that when a developer makes changes to property where there is an existing nonconforming situation, the nonconforming issue should typically be brought into compliance. Outside storage exists with one of the current renters, Dirk's Plumbing. Although it is outside Phase 1 and 2, it is part of the over all whole property project. Dirk's Plumbing has done a good job of keeping their outside storage orderly. Lloyd Barker said that if Dirk's were to leave and a business other than plumbing came to occupy that space, the fence would probably come down and the outside storage would be gone. Bill Morris said commissioners may want to consider a perpetuation of existing use and defer outdoor storage so that should a plumbing business no longer occupy that space, the outside storage no longer is allowed.

Commissioner Shuman asked about tree sizes in the 750 West setback. Bill Morris said the city has a list of approved trees. He pulled up the Land Use Ordinance section 11.24.060.d which requires the size of trees to be shown on the landscape plan. Shanna Edwards provided a copy of "Trees for Weber County" developed by urban forestry. Commissioner Shuman said he would like to see more vegetation and not so many rocks in the setback area. He also suggested more substantial trees be put in that are a larger in caliber when planted so it will not take so many years for them to grow. He would like to visually see more trees and shrubs and less building showing. He said he is concerned for Hardy Board and what it may look like in the future when Lloyd Barker is no longer involved. He suggested something more durable that would stay looking nice for a longer period of time. He would like to see landscape other than what was shown in the example photo they presented. He suggested including more vegetation with rocks in between. Jim Flint said the road improvements will include a four-foot sidewalk with a stamped concrete park strip. Commissioner Shuman said if the setback is reduced to ten feet it would be so tight that the trees would be growing into the building. He said he may be willing to consider a fifteen-foot set back from the road rather than twenty. Commissioner Nelson favored leaving it Twenty. Pat Young suggested using evergreens that are more effective in screening throughout the seasons.

Bill Morris read from Section 11.20.030 of the Land Use Ordinance "Exposed fronts and street sides of buildings shall be constructed of earth-tone non-reflective materials and shall be of textured concrete, brick, stone, and /or natural wood/wood-like materials." Bill Morris would like the developer to address what happens if trees and landscaping die, how they plan to screen

the existing outdoor storage (vinyl slats on the existing chain link were suggested), and address the setback size.

Vice Chairman Jensen invited the public to come forward and respond to the proposed site plan.

Dennis Martin, 2232 N. 750 W.

He said that his yard is xeriscaped because he struggled to keep grass. He appreciates the discussion that has taken place. He mentioned concern for building height and what might reflect back that may create more heat for residents in the area.

Richard Hendrix, 2220 N. 750 W.

He inquired about the time frame for development of the two phases. Lloyd Barker said fall is the earliest he can begin Phase 1. He does not have the buildings leased out yet, and he stated that the time frame for development of Phase 2 will depend on how Phase 1 goes. Mr. Hendrix inquired about the area of the setback. He was told there will be a four-foot sidewalk and stamped concrete park strip, for a total of six feet. The setback would be measured from the sidewalk. Mr. Hendrix expressed concern that a fifteen-foot setback does not leave much room for trees. He said the larger setback is better for the residents because it puts the buildings further away. He also favors including more trees. The plan shows two entrances on 750 West, the existing one and a new one to the north. Bill Morris stated that all commercial traffic should come from the highway to these buildings. He said typically commercial traffic is not allowed to access onto residential streets. He said 750 West may be classified as residential on the east side, and a "right in and right out" would be required for commercial access on the west side. Richard Hendrix stated if deliveries are made from 750 West, that could become an issue. He said residents do not notice the existing outside storage associated with Dirks Plumbing. They are used to it and it does not bother them. He commented that Quad D has some outside storage. He appreciates the commissioners trying to protect the existing residents. He expressed concern for what type of businesses would be allowed. Bill Morris referred to Section 11.12.020 of the Municipal Code which provides a list of allowable uses. The uses are indicated permitted "P," conditional "C," and not permitted "N." Mr. Hendrix reported that one of the Quad D shops has a large high pitched venting fan that squeals and creates an annoying background noise. Bill Morris said the city noise ordinance includes reasonableness of sound generated that transmits beyond the property line from where it originates. Bill Morris reminded Jim Flint that the city needs a letter from North View Fire.

After further discussion, commissioners agreed to hold to the 20-foot set back as shown on the plan. Commissioner Shuman noted that there is no landscaping around the edge of the pond. Assuming it is xeriscaped, he suggested they put some smaller trees around the pond area. Commissioners suggested vinyl slats in the existing outdoor storage fence to match earth tones of the buildings. Richard Hendrix commented that the neighbors do not have an issue with the existing outdoor storage as it is today. He said it is less apt to be tagged leaving the chain link without slats. He asked about where recyclable cardboard and garbage will be located. Adequacy of the proposed drainage pond was a concern, but Bill Morris said this is calculated by the city engineer. Reference was made to the engineer's letter. However, Bill Morris said the

developer does need to specify the location of a dumpster. He referred to chapter 11.24.080.5 which specifies that "...dumpsters should be shown on the site plan and shall be screened from street or public view by a six-foot masonry screening device on three sides. The fourth side shall be a gate constructed of opaque materials."

MOTION: Commissioner Nelson motioned to grant preliminary approval of Lloyd Barker's amended commercial site plan for property at 2220 North highway 89 to establish tradesman shops and offices subject to city engineers' letter dated July 6, 2016, with these additions:

- (1) Include two-inch caliber deciduous trees in two different sizes and add more shrubs and some eight-foot evergreen trees.
- (2) A review letter from North View Fire Department is due.
- (3) Any trees in the landscaped areas that die need to be removed and replaced within the next growing season.
- (4) The twenty-foot set back is to remain as shown on the plan.
- (5) The dumpster location will be included on the plan and approved along with final site plan approval.
- (6) Perpetuation of existing outdoor storage (for Dirk's Plumbing or any continuation of that use) may continue as it is with no changes including the existing screening unless the use changes at which time it must be brought into compliance with the code in place.

The motion was seconded by Commissioner Smith.

DISCUSSION ON THE MOTION:

- (7) Outdoor storage may not expand beyond what is approved on the site plan as the grand fathered area.
- (8) The plan needs to include more shrubs and trees in the 20-foot setback including area around the retention pond . . .

VOTE: Commissioner Nelson approved the additions to the motion. Commissioner Smith seconded the motion including additions. Voting was unanimous.

3. PUBLIC COMMENTS: *None*

4. Adjourn: At 8:30 p.m., Commissioner Holbrook motioned and commissioner Shuman seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held August 10, 2016, 7:00 p.m.

Shanna C. Edwards
Secretary

Kevin Jensen
Vice Chairman