



Project Management Meeting

Harrisville City Office

Thursday, November 10, 2022 – 9:00 a.m.

Present: Michelle Tait, Mayor, Jennie Knight, City Administrator, Matt Robertson, City Engineer, Maria Devereux, City Recorder, Cynthia Benson, Deputy City Recorder, Chad Holbrook, Planning Commission Chair, Ryan Barker, Fire Marshal,

Visitors: Kevin Butters, Dave Erickson, Blaine Burrows, Rick Peterson.

Jennie Knight, City Administrator, called the meeting to order and introduced everyone. Justin Shinsel, Public Works Director, Doug Jeppesen, Pineview, Matt Fox, Bona Vista, and Brady Hansen, Bona Vista were excused.

1. Preliminary review for proposed commercial site plan for Butters Construction located at 766 N Harrisville Road – (Kevin Butters)

Kevin Butters opened the discussion by reviewing his proposed site plan of a newly acquired parcel. The proposed site plan shows his berms and property lines, but no structures. Kevin Butters feels there is nothing else to show since his new business is construction sales and services with no office space. Jennie Knight reviewed HCMC §11.01.060(77) – Definitions - “Construction sales and service” means an establishment primarily engaged in construction activities and incidental storage on lots other than construction sites. Includes retail or wholesale sales of paint, building material, fixtures, and hardware. Excludes automotive related uses. She asked if this newly required property would be used in relation to the neighboring business. Kevin Butters replied in the affirmative. She further asked if the site plan he is proposing is an amendment to the existing site plan for his current business at this location. Kevin Butters replied in the affirmative. Jennie Knight further explained the city is viewing this purchase of newly acquired property as an amendment to the current site plan for Butters Construction and a new business is being added to the property. Kevin Butters rebounded back with he is not considering this an amendment with a new business which is sharing an existing office space in the neighboring business because he feels he is meeting the code for Construction Sales and Services as outlined in the city code. Jennie Knight asked if all the items on the newly acquired property are for sales. Kevin Butters answered in the affirmative and added they also need repair after extended use. HCMC §11.14 – Commercial and Manufacturing Special Use Regulations was reviewed for clarification purposes. HCMC §11.14.020 – Special Use Regulations for Outdoor Display of Products in a Commercial and Manufacturing Zone. Outdoor display of products shall be allowed only when they meet the following requirements: (a.) Products which are displayed for sale shall be located behind any required landscaped setback area of the property, and (e.) any stacked materials shall not exceed six feet in height when placed between the front property line and the main building or the property line of the side facing the street and the main building.

After some discussion on the code regulations, Kevin Butters was told in order to come into compliance a new business with a new site plan would need to be submitted and approved. Kevin

Butters will need to meet the standard for HCMC §11.13.050 – Screening Requirements and HCMC §11.13.020 – Main Building Development Standards in a Commercial and Manufacturing zone, specifically, but not limited to, outdoor storage requires a 100 ft set-back from the property line. Also, a recorded shared access easement with the neighboring property submitted with a new site plan showing the buildings along with access points. If the access on the newly acquired property is used to access HWY 89, a new UDOT permit will need to be obtained since the access use has changed from agricultural to commercial. In addition to the above, a detailed landscaping plan and a grading plan need to accompany the new site plan before acceptance.

2. Review concept plan for a proposed development located at approximately 1875 N 750 W – (Dave Erickson)

Dave Erickson presented a concept plan for a senior living development. His company, Leisure Villas, is the largest developers of senior community along the Wasatch Front. He feels there is a high demand for this product and thus the reason he is approaching Harrisville City to see if the proposed concept of 4-plex homes with some larger single-family lots would be acceptable to the city. Jennie Knight mentioned currently the city does not have a code for senior living community. Matt Robertson added the Railroad is adding a sixty (60) ft right-a-way to include Front Runner further north. The sixty (60) feet easement would begin at the property line.

Jennie Knight added this parcel is not on the mixed use/infill map. For a senior community development, he would need to apply for a change to the general plan, a rezone, negotiate an MDA with an appointed committee, go through preliminary/final reviews under a subdivision, and any public hearings associated with the applications. She continued by saying if he feels this is still worth his time, then he would need to look at the mixed-use ordinances. Staff proposed another option is to rezone the parcel into R-10 as a cluster development. This would be consistent with the general plan.

Dave Erickson said he is not feeling a lot of resistance from the city. It is just the process would take time to complete. He asked if the city has a PUD ordinance. Jennie Knight replied with a no. Review of the ditches, water, sewer lines, were completed with Matt Robertson, City Engineer. Ryan Barker, Fire Marshall, said fire codes allow 30 homes with one stub. The current concept would need to be reduced to meet this requirement.

3. Review concept plan for a proposed development located at approximately 660 N Harrisville Road – (Rick Peterson)

Rick Peterson is proposing a car wash on the corner of 700 North and Harrisville Road. The current idea is to subdivide the land into two parcels as a commercial subdivision. HCMC §12.07.010 – Small Subdivision and UCA §10-9a-605 – Subdivisions were reviewed for compliance by staff. Harrisville Road access is the only access point available since it is against the city code to have a commercial access onto a residential road. This access point will need to be reviewed and accepted by UDOT since this is a state-maintained road. Rick Peterson asked what the approval process would look like. Jennie Knight replied if he proposed a subdivision plan by the December 8, 2022 Project Management meeting, then the committee could approve and recommend to the Planning Commission for January. The culinary water is through Bona Vista. Since there is no secondary system available for this parcel, they would have to locate one. A possibility might be through Bona Vista for limited outdoor use. The city will be the contact for the sewer and storm water.

Utility service letters would be needed with application submittal. Mayor Tait asked what the hours of operation would be specifically if it would run all night. A conditional use application would need to be applied for to regulate lighting, hours of operation, etc.

4. Continuing Projects.

Meeting adjourned at 10:20 AM.