

**Harrisville City Planning Commission**  
**363 W. Independence Boulevard**  
**7:00 p.m., April 13, 2022**  
**Conducting: Chair Chad Holbrook**

**Commissioners:** Chad Holbrook, Chair  
Brenda Nelson  
Nathan Averill  
Bill Smith  
Kevin Shakespeare  
Brad Elmer [Excused]

**Staff:** Jennie Knight (City Administrator)  
Cynthia Benson (Deputy Recorder)  
Justin Shinsel (Public Works Director)  
Matt Robertson, City Engineer

**Visitors:** Marvin Farrell, Brian Dabb, Regina Hokanson, Cliff Hokanson, Blaine Barrow, Arnold Tait, Michelle Tait, John Macedone, Antida Macedone, Reta Smith, Greg Mason, Mishelle Ensign, Dale Watkins, Sharon Watkins, Travis Baird, Joode Baird, Micheal Farrell, Scott Myers, Luke Myers, Scott Smoot, Geri Knighton, Flemon Martinez, Joey R. Melfi, John Leishman, Roger Shuman, Wes Crosbie, Sherri Vasa, Lynnae Dopp, Brian Gabler, Taylor Spendlove, Austin Moffitt, Alan Temkin, William Scott, Taylor, Shanna Edwards, Shawn Douglas.

**1. Call To Order.**

Chair Holbrook called the meeting to order, welcomed all visitors, city officials and other business leaders. Commissioner Brad Elmer was excused.

**2. Consent Approval** – of Planning Commission minutes from March 9, 2022.

**MOTION: Commissioner Smith motioned to approve Planning Commission minutes from March 9, 2022 as presented. Commissioner Averill seconded. Voting was unanimous.**

**3. Public Hearing** – Harrisville Planning Commission will hold a public hearing April 13, 2022 at 7:00 p.m., at Harrisville City Hall located at 363 W. Independence Blvd., Harrisville, Utah, to take comments for and/or against Harrisville Ordinance 533; a zoning change application received by Entity X, LLC from Agricultural (A-1) zone to Manufacturing (MP-1) for northern piece of Weber County Parcel #11-019-0041, located at approximately 736 W Harrisville Road.

Chair Holbrook turned time over to Jennie Knight, City Administrator, for background information. Ms. Knight began by saying the city reviewed an application from Entity X for the potential rezone of parcel #11-019-0041. The parcel is numbered under one number but is broken into two parts. The northern portion is what is being considered for this application.

Chair Holbrook opened the public hearing portion.

Marvin Farrell began by saying he has known Cliff for some time now. He feels the concept plan presented is a good plan. He would like to see the commercial. He jested he would have to find another home for his cows if this is developed. He is more than willing to work with this concept despite his concerns. He mentioned on the proposed plan the canal says it is the Harrisville Canal. The canal is actually owned by the Western Irrigation Company. He said the proposal says this canal will be piped.

He said it will need to be approved through the Western Irrigation Canal company for this to happen. He mentioned the Farrell ditch as well and its location on the surrounding properties. He said the ditch has been there a while with poor flow. He would like to keep the ditch there since this is where his irrigation comes from. He knows of easements along each of these ditches which would have to be discussed.

Mike Farrell said the Farrell ditch is where he gets his irrigation water. He would like to approve the ditch engineering to make certain the ditch is maintained properly. Currently, he is the one who maintains it.

Shawn Douglas said he looked at the city zoning maps. He mentioned the current and the future zoning is the same of A-1. He is all for property rights and expectations. However, his concern is about the surrounding residents who are all A-1 as well. He is concerned with the residents and the lighting. He says it really does not fit. He would like to see the property stay A-1.

Sherri Vasas began by saying she moved to the city four years ago and is currently surrounded by A-1. She would like to see the area stay A-1. She is concerned about the lighting. She understands manufacturing is not pretty and looks like junk yards at times. She would like to see the zoning stay at A-1 and not extend all the way to 750 W.

Travis Baird said he is a life resident. It has been a long-term plan for this property to stay A-1. This is what he had planned when he built his home. He would like to see the city stay the way it is. He owns a machine shop in a manufacturing zone so he understands how the manufacturing zone works. He would like to see Harrisville stay more agricultural. He would like to see the city stay true to what he grew up.

Blaine Barrow said he lives just down the street from this parcel. He said the plat looks great with the piping of the canal and such. He is concerned about the smaller irrigation ditch which runs to the northern city property. He was wondering about how the traffic would flow. He was wondering if the plat can be changed after the zoning has been approved. He said the lighting may be an issue on either side and 750 W. His concern is if the commission approves this can the plan be altered later to meet other needs.

Chair Holbrook invited Roger Shuman to stand and read in his letter to the Planning Commission to make it part of the record.

Mr. Shuman explained he sent a letter stating his opposition to the MP-1. He is concerned about the traffic. He is concerned about the ability of the city to manage this stuff. As an example, he mentioned neighbors across the way with junk on the back portion of their parcel, bread trucks parked in a field, and the Brickyard. He feels the city cannot currently control or maintain the use of the properties so why take on more. Also, there are people running commercial truck yards in their residential lot. By allowing this, it would create more of a burden for the city to maintain. He feels there is a better use for the property. He would like to see it stay A-1.

Reed Fowers questioned if this is changed what would be allowed once the changes are made. With the information given, the parcel is broken into sections. Can it be changed? Can they change the building size, height, etc? Are they going to be four level buildings like what is currently at HHI? He feels these questions need to be considered during the process of approval.

Greg Mason said he is concerned with the change from agricultural. He moved here from the big city in 2018. When he first moved to Harrisville, he enjoyed listening to the cows in the morning. Now he

listens to construction trucks. Mr. Mason ended by saying, as the saying goes, “you take paradise and put up a parking lot”.

John Gaz explained he has property adjacent to the parcel mentioned. He would like to see the land remain agricultural so the use does not infringe on the use of his own land adjacent to it. He feels the presentation is somewhat misleading. The proposed concept is broken into seven parcels which implies future use to be either commercial or personal use. He feels it is misleading to parking, shelters, piping of the canal, road ways with connections to 750 and HWY 89. As he reviewed the plan, he wants to know what will be considered manufacturing and any hazards for the people adjacent to the parcel mentioned.

Jeri Knighton began by saying she is not next to the parcel but she is next to agricultural land. She understands the process a developer/builder since she works for one. She is concerned with making a change here because when allowances are made for one it will open the doors for others. One adjustment here will open the door for other adjustments. There is tagging all along HWY 89 already. She hopes the commission will consider protecting what the city has.

Chair Holbrook closed the public hearing.

Chair Holbrook asked for the concept plan of the area to be placed on the whiteboard for the audience to see in order to better address the concerns brought forth by the public comment period. Commissioner Averill began by saying the gray area on the concept plan is an already approved area for future commercial and is where the connection to Highway 89 will be.

Chair Holbrook said it is important while the city looks at these developments, the residents are informed so rumors can be dispelled before being created. He invited HHI to present their concept.

Cliff Hokanson, one of the owners of HHI, said they have the manufacturing parcel to the south. He bought the parcel within the A-1 zone as well, as it is the same parcel. He is hoping to provide a tax base and revenue stream for the city. The clients that are approaching them are a high-end client with high-end product. Mr. Hokanson said he wishes to be a good neighbor and will take a look at the brickyard. He is trying to provide a tax base along with move the traffic through to HWY 89 and not adding to 750 W. He is trying to add to his manufacturing parcel. He said they did mislabel the canal and will fix this on the next concept plan. He is looking at piping the canal and ditches to help with evaporation and less infiltration. With the Farrell ditch he is working with the city to protect this ditch by putting it in a public right-a-way. He said they have been working with the city staff to address issues appearing as the project moves forward. Some of the items are ones he had not thought about. He is trying to keep a nice open green space. What they are trying to do for the neighbors is to create a decorative screen between the residents surrounding the parcel as well. They plan to keep it more of a desert scape to preserve water. Some of the buildings will have the frontage as a show side with the back side being the manufacturing area. His end result would be to protect the residents. He said the concept does have some bugs which need to be worked out but he is trying to find the best solution for all those involved.

Chair Holbrook said as they look at the plan, they are seeing eight buildings. Mr. Hokanson said it is possible the northern eighth building will be removed once discussions are finished with the city. Chair Holbrook continued by asking what will happen once the concept is approved in an effort to answer the concern during the public hearing. Mr. Hokanson said right now the concept does not meet all the city engineering needs. There are items which need to be ironed out. He is attempting to meet all the city

requirements but the concept proposal shown tonight is the general concept of what they would like to do. Chair Holbrook asked what the heights for the buildings will be. Mr. Hokanson said they would follow the city codes first and foremost. He is hoping the taller buildings will be closer to the southern end of the parcel to try and be a good neighbor. The buildings will be one to two stories depending on the use. Mostly a large one story with two-story frontage. He feels the buildings may even be shorter.

Ms. Knight said with a zoning change the city does review the site plan details. This is done at a later time in the process of approval. The concept plans currently shows unfinished access points. The city is negotiating for the infrastructure to be placed in a public right away. Staff recommendation is to table this item for now since the city and developer are in the negotiating process. She addressed the concern about the change by stating according to code the exhibit known as the concept plan cannot substantially change. The plan does have an expiration if the project is not started it will revert back. The public comment period is open until the next planning commission. They have to work on the piping of the canal and other issues found by staff before coming back to the Planning Commission.

Chair Holbrook asked if the commission was in agreement to table the item. Commissioner Averill agreed this would be a good idea to give the commission and staff a chance to work out the issues addressed tonight. He thanked the public comments and HHI for their good faith efforts with their development. Chair Holbrook asked to entertain a motion to table this item.

4. **Discussion/Action/Recommend** – to recommend adoption of Harrisville Ordinance 533; a zoning change application received by Entity X, LLC from Agricultural (A-1) zone to Manufacturing (MP-1) for northern piece of Weber County Parcel #11-019-0041, located at approximately 736 W Harrisville Road.

**MOTION: Commissioner Averill motioned to table Harrisville Ordinance 533 in order to discuss future concept plan development. Commissioner Shakespeare seconded the motion. Voting was unanimous.**

5. **Discussion/Action/Recommend** – to recommend Preliminary Approval of Ben Lomond Views Phase 2A Preliminary Subdivision Application.

Chair Holbrook asked Ms. Knight to give an overview of the project. She said the preliminary subdivision application was received. Staff met with the development team and most of the project management committee to approve the advancement of the site plan for Phase 2A to Planning Commission. She preliminary site plan was reviewed which includes: 153 unit's total; 101 single-family lots and 52 townhomes along with the connection to 2000 North. Staff reviewed the engineer's memo. Commissioner Averill said the notes from the engineer say they were mostly dealing with sewer heights. Mr. Shinsel said they are trying to move through the process allowing the time to address the issues with staff and engineers before this project comes back to Planning Commission for final approval. The developer's agreement was passed with the zoning. The city is at the first phase of this project. He addressed the inner roads and how it will be changed for snow storage within the northern area with regard to the turnaround. The concept was put together prior to the engineering. Now the developer needs to review to make certain the engineering works.

Chair Holbrooks said what is before the commission tonight is to simply grant preliminary approval to allow time for the developer to satisfy the concerns addressed in the engineer's memo. He said the developers have been great to work with. Brian Gabler, the engineer for LEI Engineers was asked by Chair Holbrook to stand and address any issues he saw with the engineer's memo. He said he had a copy

of Mr. Robertson's memo and did not find anything overly concerning with it or with the staff recommendations.

Commissioner Averill said he has a question about the 4-way stop on the south end, asking if there a need for the 4-way stop. Mr. Shinsel said there will be signage throughout the whole of the development. The reason you are not seeing all of the signage and such is because this is a simple concept. This will be addressed through the process. Matt Robertson further explained he had noticed the same issue and will review the traffic study to see what the use needs are for this intersection and to see if the four-way is warranted.

Commissioner Averill asked if the light will be in before the road is developed. Ms. Knight said the developer is working with UDOT on when the installation will occur. UDOT controls the timeline for this.

Chair Holbrook mentioned to the commissioners this is one step in the process. The developer will bring in more phases as they are ready.

**MOTION: Commissioner Nelson motioned to recommend Preliminary Approval of Ben Lomond Views Phase 2A Preliminary Subdivision Application subject to the engineer's memo dated April 7, 2022 and the staff memo dated April 1, 2022 including all other agency comments. Commissioner Averill seconded the motion. Voting was unanimous.**

- 6. Discussion/Action/Recommend** – to recommend adoption of Harrisville Ordinance 523; a zoning change application received by The Scott Group, LLC, from Agricultural (A-1) zone to Mixed-Use (MU – C) for Weber County Parcel #11-016-0020, located at approximately 1371 N Washington Blvd.

Chair Holbrook said there are 27 acres within this project. Ms. Knight gave a quick update on the project; Ordinance 523; a zoning map amendment and master development agreement for the Dixon Creek Park development. This was previously referred to as the Washington BLVD project by staff. An application was submitted to rezone the parcel located at approximately 1371 N Washington Blvd from RE-15 zone to the MU-C Dixon Creek Park Zone. The Public Hearing was held April 14, 2021. A series of work committee sessions have taken place over the last twelve (12) months. Part of the negotiations included the sale of the city shops to accommodate the northern entrance alignment with the Ogden City Street. They have made adaptations to accommodate the flood plain. They are continuing to mitigate the flood plain issues on the parcel as well. The MDA had a couple of small changes by our City Attorney after the packet was posted. The changes are as follows; The language of the residential area which needs to be mitigated for the flood plain was included to exclude these lots from being developed unless they are mitigated. Another change to section 2.5.2 with the goal of satisfying all phase 1 requirements for approvals within a period of not more than 12-months and then with the following phases being completing on a 12-month cycle until the final completion. There are 6 different phases. Section 2.5.4 the change was 6-months following the termination of the 36-month lease on the Harrisville Public Works Building the commercial buildings will begin being built and in place or work within that period of time. Section 3.2 change was to fix the misnumbering. Section 4 the MDA term would expire on Dec 31, 2032 but could be extended to 2037. The last change was to remove the annexation into the Four Mile Special Services District since this project is within the Pineview district. Staff does recommend a positive recommendation subject to the staff memo dated April 4, 2022.

Commissioner Averill asked if they would actually be able to move the stream. Scott Smoot addressed this concern informing Commissioners this process is in negotiations with the Army Corps of Engineers. He has already submitted the application for this change. He feels this would be a positive improvement since this stream has never been maintained. Commissioner Averill asked if the parks will be part of the HOA. Mr. Smoot said the intent is to dedicate the larger park to the north back to the city.

Chair Holbrook reviewed the concept plan for the park and its amenities. Commissioner Averill asked about the recommendation for a traffic light. Ms. Knight asked if this was for the south entrance. Commissioner Averill said the light would be 400 feet closer than what UDOT would allow. Commissioner Averill wanted to know what would happen if they cannot have the light since it would create a large backflow throughout the development. Mr. Smoot answered by saying they have had a number of discussions with UDOT to align this street with the one across from it. UDOT has already bought the home near EK Bailey to create the light at that point along Washington Blvd. Ms. Knight said there are many proposed stubs throughout the subdivision for the potential to exist for a connection to the light. Commissioner Averill went through his concerns with the light, the park, the road and such to see if they were addressed as well. Ms. Knight answered his questions satisfying his concerns. She added several concerns will be addressed in more detail during the development of site plan reviews and the city's development of the park area.

**MOTION: Commissioner Averill motioned to recommend adoption of Harrisville Ordinance 523; a zoning map amendment and master development agreement for the Dixon Creek Park project subject to the engineer's memo dated April 4, 2022. Commissioner Nelson seconded the motion. Voting was unanimous.**

7. **Discussion/Action/Recommend** – to approve a Conditional Use Permit for a transportation business in the MP-1 zone which includes outdoor storage and parking for property located at 1589 N. 750 W. [Applicant Joey Melfi]

Chair Holbrook asked Ms. Knight to review the application. She began by saying an application was received by Joey Melfi on March 16, 2022 for property located at 1589 N 750 W for open air storage and for parking of large and small vehicles. A letter of permission has been received by the property owner, Weston Crosbie. The outlined findings upon review with the Harrisville Code Municipal Code were included in the commissioner's packet. This parcel is currently in the MP-1 zone. In HCMC §11.12.020 Uses states outdoor storage or recreational vehicles, equipment, or finished products not associated as the main use of the lot is allowed under a Conditional Use Permit. She outlined the basis for the issuance of a conditional use permit and some of the outline issues staff found during the initial review to consider. The findings are as follows: location of parking lots, access ways, delivery areas and on-site vehicle circulation patterns created by the site design; does not create unusual pedestrian or vehicle traffic patterns or volumes not consistent with the permitted use; the site design is consistent with surrounding area; hours of operation may need to be mitigated so as not to negatively impact the adjacent areas; the location and size of the outdoor storage areas and the relationship to adjacent land uses may need to be mitigated so as not to negatively impact the adjacent areas; the exterior lighting should not be directed to adjacent residential uses. Commissioner Averill asked if this was an amendment to the original site plan for the development. Ms. Knight said the city has not received an amendment to the site plan but maybe something to consider with the conditional use issuance. The proposed location is working through compliance with the building official. The use does conform with the goals, policies, and governing principles of the MP-1 zone. The applicant must implement appropriate EPA measures to not detrimentally affect the public or private property, or community or area as a whole. As staff

discussed this application this afternoon, they found something else to be considered and heavily suggested which is the owner come into compliance with the General Multi-Sector Industrial Storm Water Permit before this conditional use permit is issued. Ms. Knight continued by reviewing HCMC §11.20.220 Outdoor Storage shall be screened from public view by a six-foot-high solid masonry fence or another solid fence or screening height approved by Planning Commission and no hazardous materials are allowed. A number of letters have been received by the neighboring business owners. The parcels listed on the application are inconsistent with the parcels shown on the site plan. This will need to be addressed as well so we know what parcels the applicant is requesting so we know what parcels to apply the conditional use permit to. Ms. Knight also stated there has been some concern by the neighboring business owners. She expressed to the commission this was not a public hearing or open for public comment. It is up to the commission if they wish to read through the concerns at this time. The applicant is here and available to answer any questions regarding this permit.

Chair Holbrook asked if any commissioners had any questions. Commissioner Nelson's concern is in the application where it says consists open air storage and work on large and small vehicles. With this item the commission would have to know the times and ask they follow the ordinance. Ms. Knight said the hours of operation were one of the suggestions on the staff memo. Chair Holbrook invited Mr. Melfi to address the commission.

Joey Melfi addressed the Commission by saying the reason for the conditional use permit is to ask for guidance as their property grows in the MP-1 zone. He and his business partners understand there are headaches in doing business in the wrong zones. He wants to do it right. He does light manufacturing, R&D and then transportation as part of his business. He needs a place to park the trucks and work on them when needed. Chair Holbrook asked if he would be working on 18-wheel trucks. Mr. Melfi said he would like to change a tire if he blows one. Chair Holbrook asked what else like general maintenance. Mr. Melfi said yes like an oil change and such. He needs a place he can pull his truck into a shop and change the oil or work on it. Commissioner Averill asked how many trucks and trailers he would like to park in the area. Mr. Melfi said he did not own that many. He was only looking for a handful of trailers and a couple of trucks. Chair Holbrook asked for more description on what he means by trailers. Mr. Melfi says the trailers are based off what work is needed. Big rig trailers, dry hauling, flatbeds, refrigerator, etc. Commissioner Shakespeare asked what kind of ground was there since he knew of only weeds and dirt. Mr. Melfi said he had brought in several loads of gravel already and plans on bringing in more. Commissioner Averill said with the EPA comments we do not want any fluids spilling onto the ground. Commissioner Averill asked what the plan was to mitigate the fluids. Mr. Melfi said he has not thought of it since there is not much of it but would look into it. Chair Holbrook said Mr. Melfi would need a clear plan on how to mitigate the fluids. Commissioner Averill said it would need to be addressed where the parking area is so there is no leaking of the fluids onto the ground. Commissioner Nelson asked for some clarification on how Mr. Melfi fits into this. Wes Crosbie is the property owner and Mr. Melfi is leasing the property from Mr. Crosbie. Mr. Melfi said he was a tenant. Commissioner Averill said what time would be the hours of operation. Mr. Melfi said he comes and goes at all hours. Commissioner Averill asked if he works on the vehicles at all hours as well. Chair Holbrook said this would be something the commission would need to mitigate. Screening was addressed with residential areas about it. Ms. Knight read the code requirement. HCMC §11.20.220 Outdoor storage shall be screened from public view by a six-foot-high solid masonry fence or another solid fence or screening of a height and material as allowed or required by the Planning Commission. The commissioners expressed how much viewing from the residential there would be.

Commissioner Smith asked Mr. Melfi if he was the one leasing. His concern was this situation turning out like another issue in the city. Ms. Knight said the difference here, is Mr. Melfi is the applicant and the leaser so he is fully aware of the stipulations placed on the parcel.

Parcels were addressed. The parcels the application cited were 11-409-0005 and 11-409-0007. There was some discussion on the route the trucks would take. 11-409-0009 is the other section of the hatched area of the site plan not mentioned in the permissions letter. The applicant would need to have permission from the property owner to include this in the permit and to match the site plan submitted. Mr. Melfi was asked to clarify which parcels he would use. Mr. Knight said her interpretation is the parcel of 11-409-0009 would need to be given permission by the property owner or the letter of permissions would need to be resubmitted stating such. Weston Crosbie stood and gave permission to include the parcel 11-409-0009. He is the owner by Weber County Records and gives permission for Mr. Melfi to run his business on the parcel. The parcels to be included in the conditional use permit are 11-409-0005, 11-409-0009, and 11-409-0007. All three parcels are showing the same property owner based off the Weber County Records, Weston Crosbie.

Chair Holbrook said they need to address the fencing issue. The commissioners discussed where the fencing would need to be and what kind of fencing would be constructed. Ms. Knight read the code for Outdoor Storage screening. HCMC 11.20.220. Outdoor Screening With the exception of retail sales displays in an approved commercial area, outdoor storage shall be screened from public view by a six-foot-high solid masonry fence or another solid fence or screening of a height and material as allowed or required by the Planning Commission.

Chair Holbrook asked about the lights. Mr. Melfi said there are some on the shop but they can be turned or repositioned as needed.

The Commissioners gave discussion regarding the hours of operation. Mr. Melfi said he comes in at all hours. For instance, tonight he needs to leave with his truck by 10 to get to Denver by 8:30. He was asked by the commission if he would be working on the trucks at that time. Mr. Melfi said no, but he may start up his loader and plow if it is snowing. Ms. Knight asked for staff clarification 24 hours for parking only. Working on the vehicles, loading and unloading, and such would be 7 am to 10 pm. If there was snow, the shoveling would need to be done during hours of operation to avoid disrupting the quality of life for those around.

Chair Holbrook asked the commission and the staff if there were any other concerns. Mr. Shinsel stood to reiterate the staff comment about the Industrial Storm Water permit. This is a program run through the State of Utah, the DPQ and the EPA. This would have to be in place with the site plan prior to issuance of the conditional use permit and also enter into an agreement with the city for our long-term Storm Water Management Plan that we have in place stating the city is allowed to go in and do a full-scale inspection of the storm water system yearly. Commissioner Averill said this is for the city to make certain everything is draining properly. Mr. Shinsel said it was not only for that but to make certain there are no fluids draining into the ground from the hydraulics or by other means. The Industrial Storm Water Permit through the state are quite extensive. Staff would like to see the storm water permit in place and operational before approval of the conditional use permit is approved.

Ms. Knight said the staff would be more comfortable with this recommendation to allow the applicant and owner the time necessary to meet the requirements before issuance.



**MOTION: Commissioner Nelson motioned to table until the city receives the Industrial Storm Water permit, fence installation of 6” chain-link fence with privacy slats, and other items are in place before issuance of the Conditional Use Permit. Commissioner Shakespeare seconded the motion. Nelson, Smith and Shakespeare voted aye. Commissioner Averill abstained from the vote.**

**8. Commission/Staff Follow-Up.**

Commissioner Averill said the only thing he had was the notices for the Utah Public Notice website states the postings have contact information from a previous employee and not current city staff.

**9. Adjourn.**

Chair Holbrook declared the meeting adjourned at 8:48 PM.

Chad Holbrook  
Chair

Cynthia Benson  
Deputy Recorder