

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., May 10, 2017

Commissioners: Steve Weiss  
William Smith  
Chad Holbrook  
Kevin Jensen  
Roger Shuman  
Blair Christensen  
Nathan Averill  
Brenda Nelson

Staff: Bill Morris (City Administrator)  
Laurence Boswell (Coordinator)

Visitors: Ruth Pearce, Jeff Pearce, Dana Shuler, Ilene Graves, Jim Bassett, Andrew Bassett, Maria Maier.

### **1. CALL TO ORDER.**

Chairman Weiss called the meeting to order at 7:00 PM.

### **2. CONSENT APPROVAL of Planning Commission Meeting Minutes January 11, 2017.**

#### **MOTION**

Motion by Commissioner Chad Holbrook, second by Commissioner Bill Smith, to approve minutes of Planning Commission meeting held April 12, 2017, as written. Vote called and passed unanimous.

### **3. REVIEW/DISCUSSION/ACTION on a conditional use permit request and final site plan approval from Pleasant View City concerning a waterline and pump house for the Weber Basin connection located at 825 W 2550 N.**

#### **STAFF PRESENTATION**

Mr. Morris reviewed the conditions for the proposed pump house provided by the City Engineer dated April 20, 2017. Staff recommended the following conditions: (1) Completed conditional use permit application, (2) a warrant deed for the site be provided, (3) record of survey be provided, (4) execution of the following easements: PVC Utility and Access easement, WB Utility and Access easement, and Joint PVC and WB Utility and Access easement, (5) Memorandum of Understanding between Pleasant View City and Weber Basin, (6) architectural drawings for the building and a site plan, (7) asphalt grades are set to drain to the on-site drainage swale to eliminate ponding of water and discharging onto adjacent properties, and (8) final and complete building plans submitted to the Harrisville City Building Official prior to obtaining a building permit.

## **DISCUSSION**

Commissioner Chad Holdbrook asked the exact location of the pump house. Pleasant View City Engineer, Dana Shuler, explained that the pump house will be located just to the north of the Weber Basin well property.

## **MOTION**

Motion by Commissioner Nathan Averill, second by Commissioner Bill Smith, to grant the Conditional Use Permit for the Pleasant View Pump House with all the recommendations suggested by staff. Vote called and passed unanimously.

## **4. REVIEW/DISCUSSION/ACTION on preliminary and final site plan for Bassett property located at 325 W 2550 N.**

### **STAFF PRESENTATION**

Mr. Morris reviewed the Memorandum from the City Engineer dated May 4, 2017, outlining the following requirement for subdivision approval of the Bassett property:

1. Construction on 2550 North is located in Pleasant View City and therefore needs to be approved and coordinated with Pleasant View. Approval correspondence has been submitted from the Pleasant View City Engineer.
2. Pleasant View City is completing roadway and sidewalk improvements on 2550 North as part of a Safe Routes to School Project. Utility connections and improvements on 2550 North need to be completed prior to and in coordination with this project.
3. Construction of the survey monument at the 2425 North cul-de-sac will need to be coordinated with the Weber County Surveyor's Office according to the cooperative agreement.
4. Our office has received a copy of the requested Engineer's Cost Estimate. Once approved, this estimate will form the basis for the developer's agreement and the associated construction guarantee.
5. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with our office and the City staff to review construction requirements. The storm water SWPPP shall be prepared and approved and the NOI filed with the State before the meeting is held.

## **MOTION**

Motion by Commissioner Kevin Jensen, second by Commissioner Chad Holbrook, to grant the preliminary and final subdivision approval for Bassett property located at 325 West 2550 North.

## **PUBLIC COMMENTS:**

**Maria Maier** asked the status of Ordinance 491 and what additional approvals are required.

**Mr Morris** responded that Ordinance 491 was given a favorable recommendations by the Planning Commission and has been adopted by the City Council so no other approval is required.

Staff briefly mentioned some minor amendments to the Ordinance that involved the 1,200 square footage requirement excluded the garage. Those properties that meet those eligibility requirements of the new Ordinance may proceed, there are no approvals by residents.

**5. ADJOURN**

Being no further business, the meeting was adjourned at 7:15 p.m.

Steve Weiss, Chair

Laurence Boswell, Land Use Coordinator