



# HARRISVILLE CITY

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

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

## Harrisville City Planning Commission

Harrisville City Offices

Wednesday, February 10, 2020 – 7:00 p.m.

### AGENDA

**\*\*IN ACCORDANCE WITH UTAH CODE §52-4-207 AND HARRISVILLE RESOLUTION 20-05; IN ORDER TO PROMOTE THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY, THIS MEETING WILL BE HELD ELECTRONICALLY. \*\***

Join Zoom Meeting

<https://us02web.zoom.us/j/83060595792?pwd=T05uYTM5czAzazBjdXhBQkU4RUY3UT09>

Meeting ID: 830 6059 5792

Passcode: 741012

1. **CALL TO ORDER.**
2. **CONSENT APPROVAL** – of Planning Commission minutes from November 18, 2020 and December 9, 2020.
3. **PUBLIC HEARING** – The Planning Commission will take public comment in support or opposition to Harrisville Ordinance 518; Mixed-Use/In-Fill Commercial Amendments.
4. **DISCUSSION/ACTION/RECOMMEND** – to recommend Preliminary approval of Ashlar Cove Subdivision located at approximately 1100 North 325 West.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant Conditional Use Permit for Jason Richards located at 1011 W 1650 N for ATV/UTV repair business as a home occupation.
6. **DISCUSSION/ACTION/RECOMMEND** – to recommend adoption of Harrisville Ordinance 518; Mixed-Use/In-Fill Commercial Amendments.
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](http://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 Meeting  
363 W. Independence Boulevard  
7:00 p.m., November 18, 2020  
Conducting: Chair Chad Holbrook

Commissioners:	Chad Holbrook, Chair Brenda Nelson Bill Smith Nathan Averill Kevin Shakespeare	Staff:	Bill Morris (City Administrator) Glen Gammell (Public Works) Matt Robertson (City Engineer) Jennie Knight (City Recorder) Ronda Kippen (Planning Consultant)
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Visitors: In accordance with Utah Code 52-4-207 and Harrisville Resolution 20-05; in order to promote the health, safety, and welfare of the community, this public meeting was held electronically; therefore, no sign in was taken.

**1. Call to Order.**

Chair Holbrook called the meeting to order.

**2. Consent Approval** - of Planning Commission minutes from September 9, 2020 and October 14, 2020.

**MOTION: Commissioner Averill motioned to approve the minutes of September 9, 2020 and October 14, 2020. Commissioner Shakespeare seconded the motion. Voting was unanimous.**

**3. Discussion/Action/Recommend - Site Plan for Mountain View Office and Storage located at 1185 N Washington Blvd.**

Bill Morris gave background on this application. Dave Green applied for storage units, which was sent to the property right's ombudsman, and there were subsequently some timing issues with the prior approval that happened in the early 2000's. The ruling came back that he did not act in a timely manner and has lost his vesting in the storage units. He has since amended the site plan to tradesman shops which are allowed under the current municipal code. The name will be updated to Mountain View Office and Tradesman Shops. Currently on this site, there is an existing building where Dave Green operates his landscaping business. The City Engineer's memo outlines several items, which include: obtaining approval from UDOT, Bona Vista for culinary connections, and North View Fire for fire services. This is a unique situation, since this has been eight months, we did not see any need to delay anymore, but there are some engineering issues that need to be addressed. Both North View and Bona Vista need this to go back to Project Management Committee to comply with the memo and any other engineering items. Several buildings do not show water and sewer; and the final approved plan should show water and sewer. We do not want to run into a situation where a building is in place before the water and sewer lines, which causes problems in the future. Additionally, a landscape plan was submitted earlier, but not included in the latest plans, the north side is shown as residential but is being used as commercial and shows as commercial on the future plan. The subdivision plat amendment must be recorded and the NOI and storm water permit through the state.

**MOTION: Commissioner Shakespeare motioned to approve Mountain View Office and Tradesman Shop subject to the City Engineer's Memo dated November 18, 2020 (UPDATED) and any other code, staff or affected entity requirements. Commissioner Averill seconded the motion. Voting was unanimous.**

**4. Discussion/Action/Recommend - Conditional Use permit for property located at 1601 N. 750 W.**

Bill Morris informed Chair Holbrook this item has been postponed until next month.

**5. Discussion/Action/Recommend - Conditional Use permit for property located at 465 Chugg Lane. - Ashley Craft**

Bill Morris explained application was received from Ashley Craft for horse boarding, raising, and training and dog training. Bill Morris informed Ashley Craft that dog kennels must be on certain parts of the property. Horse boarding is allowed in this zone and a conditional use permit is necessary for having visiting clientele and the dog kennel.

Ashley Craft explained they have a large driveway that goes back to the barn; they have over eight acres of property. There are three areas that will accommodate six parking stalls in addition to a wraparound driveway. Chair Holbrook asked how many people will be there at a time. Ashley Craft said between 5-10 people at a time if they come in a group for training. They calculated under municipal code she could have about 15 horses. They have a barn with stalls, where they can board, with some in the area around the barn; to meet the green belt requirements they would have them eat down the pasture. They also have an arena where people can ride their horses. They are happy to apply for a kennel license and move the shed wherever is necessary. They just moved to Harrisville and had a dog training business before and are hoping to do that again. The only time they have people come over is to pick up their puppies. They do very limited training, if at all. Occasionally a client will come for dog training. Ashley Craft asked what the kennel requirements are.

Bill Morris referred to HCMC §11.20.110(3) which reads: Dog and Cats. All enclosures for the keeping of a dog or cat shall be located in the rear or side yard. Such enclosures shall be set-back five (5) feet from any property line, and shall be either seventy-five (75) feet from any dwelling on an adjacent lot or in the rear one third (1/3) of the rear yard at least three (3) feet from the rear property line, whichever is most feasible.

Ashley Craft said they will need to measure that to make sure they are in compliance, but they are happy to comply. Bill Morris asked how many dogs. Ashley Craft said they currently have three dogs. Bill Morris asked how many will be in the kennel. Ashley Craft explained they do not keep all of their dogs on their property; the dogs live with guardian homes. There would not be very many dogs on their property at one time. They would only be there to have puppies and for their training. Bill Morris asked how many dogs she is seeking to allow for the kennel. Ashley said mostly one at a time, and that is temporarily. Commissioner Averill pointed out dogs must be a certain age; puppies do not count against the limit of dogs. Bill Morris said they are considered dogs at six months old. Ashley Craft said five to seven dogs for the kennel. Bill Morris asked where the horse boarding will be kept. Ashley explained there is a map included in her application showing the location of the barn, which is over one hundred feet back from the frontage road. Bill Morris said the home occupation limitations are outlined in HCMC §11.10.020(9) and other code requirements for horse raising in HCMC §11.10.020(6). Bill Morris said staff would recommend a motion include approval of the conditional use application for Ashley Craft subject to compliance with the home occupation requirements, horse raising regulations, the setbacks for animal structures, and the kennel being limited to a maximum of seven dogs.

**MOTION: Commissioner Averill motioned to approve the conditional use application for Ashley Craft subject to compliance with HCMC §11.10.020(9) home occupation requirements, HCMC §11.10.020(6) horse regulations, HCMC §11.020.110(3) setback requirements for animal structures, and a limit of seven dogs for the kennel. Commissioner Smith seconded the motion. Voting was unanimous.**

**6. Public Hearing - Harrisville Ordinance 515; Ben Lomond View Zoning Map Amendment from Open Space (O-1) and Agricultural (A-1) Zone to Mixed-Use Large Project Subzone (MU-LP) located at approximately 1800 N. Highway 89.**

Bill Morris gave background on this application informing the public that a public meeting was held at Orion last month. The golf course came to the city saying they would like to give the opportunity to the city to buy the golf course to preserve it. Since the golf industry went into a recession in 2009 and business has been slow, they have had a hard time meeting all of the obligations of the business. The golf course is owned by stock holders, who voted to sell the golf course. They first approached the city to buy it. The city looked into a bond which would have doubled the property taxes in Harrisville. No one else offered to buy this as a golf course and subsequently the golf course went about of business two years ago; hence we have seen this decline. We received application in September from the developer and tonight Planning Commission and the public will receive a presentation on the plan. Today is the time for public comment. We were introduced to the plan last month at Orion and we intended to hold this public meeting again at Orion. Then the Governor's order came out and which said we cannot gather together. The school declined to allow us to hold the meeting there. However, this allows us to open up a comment period, if someone could not attend tonight or did not want to make the comment publicly, comments can be emailed in until the next planning commission meeting on December 9. If questions come in sooner rather than later, we can have a response by the next meeting. We will get all of the comments to the commissioners. Developers, staff, and Planning Commissioners are going to be listening during the comment phase and responding to comments at a later date. We will see what we can do to get the best answers and respond to those.

Ronda Kippen gave a PowerPoint presentation on the Golf Course. She said what is being experienced here is a life altering event. She has been in land use for over 20 years where every transaction is someone's best or worst day. This is something she has come to understand and appreciate. Losing this much open space that has been enjoyed for the last 23 years. The beautiful greens of the golf course. If a development goes in there, this thing for the youngsters, they will be able to say, they remember when there was not a home there. What will take place over the next few years, will change the landscaping of Ben Lomond forever. She said the proposed properties are the Ben Lomond Golf Course and the Kunz property. This area was marked in red on the General Plan to outline the potential for mixed use, which saved a step for the developer. The BLD Investments has requested a rezone for these properties to MU-LP. In the 2019 Harrisville General Plan, one of the goals is to provide a balance of land uses that meets the needs of residents and businesses. The second goal was to implement high quality well planned safe and esthetically pleasing residential and commercial areas. Another goal is to encourage quality property management and vibrant neighborhoods. The purpose of land use ordinances as set forth in the municipal code is to promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of Harrisville City. That is the point to look at the present but also future inhabitants. To implement the land use policies and carry out the purposes set forth in Utah Code as well as the goals outlined in the 2019 General Plan to provide low and moderate housing. The master plan for the 130.25-acre plan was displayed. Under state law, the key thing that Harrisville is trying to meet with this site plan (the Utah State Law changed) and gave us until the end of 2019, to have the housing element that is required, the city has a housing conditions and needs, establish the goals, objectives, and policies, that are the foundation of the city's housing and growth strategy, and provides the array of programs the city intends to implement to create sustainable mixed income neighborhoods across the city. This plan seeks to integrate planning concepts that will allow for a mix of housing opportunities at various income levels to foster growth, community development, and successful neighborhoods. This plan specifically focuses on moderate income housing as required under state law. She wanted to touch on this so the public is

aware that the city is bound by law to provide a certain level of low income and moderate-income housing. Which is something that Harrisville is missing, is the moderate housing level. That is something we are trying to provide here.

The applicant has requested in the project area, out of 130.25 acres, approximately 29 acres, which is 22.3%, set aside as open space. They are requesting 447 single family lots, 195 town homes, 88 multifamily condos. A commercial space of 40,830 sq feet which will be two story. In the center of the development, is the retail area; surrounding an Amphitheatre, which is one acre in size. These are the footprints totaling the commercial area. Numerous parks surround and are integrated, including Millennial park, which the developer will take over the care of. They will be putting in a new parking lot for this park, and doing some site improvements as per the agreement with the city. She outlined the other parks in the site plan. There is open space throughout the development.

The roadway plan is another primary item discussed. The center town area includes the largest right of way including the entrance off of highway 89 through the town center which will be a 72 foot right of way. After that it narrows to between 52 ft to 60 ft right of ways throughout, not counting the alleyways for the rear loaded homes. This is not something we have seen a lot in the northern side of Wasatch Front but is gaining a lot of momentum in the lower area of the Wasatch front. The alley ways will be privately owned and maintained. Bike access plan and a trails plan were reviewed, which include a mixture of an earthen plan and concrete plan. They are looking for comments on the trail system or from North Ogden City to connect into their trail system on the East area in the detention basin north of 1875 North. Outlined the trail area which creates a walking community.

Parking plan shows the parking in garages and also driveways. They calculated how much parking will be required for each type of home. This includes parking layout for 1,788 single family parking stalls, 716 stalls for townhomes, 204 multifamily, 214 private commercial stalls. 43 for club house stalls. The club house is in the north area. The lots range from 2,800 to 6,600 sq ft. They were requesting 722 units over the 130.25-acre site. She reviewed the sensitive lands map. The planning commission needs to decide and make a recommendation at the next meeting. No decision will be made at this meeting. So much comes from the public comments, which is helpful information. The key thing here is the developer will be fixing a culvert on 4-mile creek which is in North Ogden. When they do that, they will submit a CLOMAR which will take the area out of the flood plain, and fix the flood plain going along the northeast area. If the applicant is unable to negotiate with FEMA, it is against the land use ordinance to build in the flood plain. Technically, these are not buildable lots. The planning commission will need to decide whether to grant the 34 units in the flood zone area, or to reduce these, due to Harrisville Municipal Code §11.22.030(3).

Staff and review agencies have been working to meet and go over this project. Next steps are to take written and public comments which we will keep that open until December 9, with the understanding there might not be an answer right away. On going meetings with the work groups will be held to ensure all items are addressed in the conceptual plans and make sure the MDA is ready prior to the next meeting. We will distribute the comments for the planning commissioners and work groups to address ongoing comments so Commissioners can be prepared and ready at the next meeting. It is too early in the process for staff to make a recommendation. The purpose of this meeting is to take public comment.

Chair Holbrook turned the time over to Eric Langvardt to review the project on the master site plan. Eric Langvardt said he has been working with the team for the last several months. He reviewed the concept and the plan is focused on pedestrian walkability. There is only one cul de sac and their focus was on product diversity. This is not quarter to third acre lots, that are becoming more and more less affordable.

Diversity is key to provide affordability. This plan focuses on the center. They did not want to put the commercial as a strip mall on Highway 89 but rather as a destination retail experience. More mom-and-pop type boutiques or more Utah regional chains. Not talking about drive throughs on the highway. They considered what can contribute to Harrisville and create a place where people can gather and spend time in the green space. That became the core of the project, which radiates out the density of the project. The park spaces, including Millennial Park, will be maintained by the developer, adding parking and upgrading the facilities. All others will be geared toward the specific areas. There will be preservation of the ponds, as existing buffers and destinations of trails and open spaces. Each park will have a different program. All accessibility via trails and walkways, with interconnectivity in the entire plan. Main access cuts through from Highway 89, where we have to connect in by UDOT standards, and ties into 2000 North. Those are the two points that had to be connected, which resulted in creating three areas. A multifamily and single-family area, where as you move to the edge, the lots get larger and intensity drops. Town homes front the town center road, with single family homes getting bigger in the south east area. East village includes town homes in the flood plain, those homes will not be built if the flood plain is not mitigated. They are working with North Ogden and Harrisville to get the drainage where it should be. This development will only improve these conditions. If they can improve the culvert it will change things forever. The east village area is age targeted, with single level twin homes. With housing diversity, another area that will allow for age targeted world. This area is close to the town center but allows more privacy with less young children. With Millennial Parks 29 acres of open space, really focuses on the park elements. The street scape is also super important. This will not include third and quarter acre lots. This is called out as mixed use, they see this as potentially being a huge success. Focus on the rezone tonight. He is available to answer questions.

Ronda Kippen pointed out the other two entrances into the project area. Eric Langvardt outlined the lower Highway 89 access, which has been talked about with UDOT. The main entrance off of Highway 89 is planned to be a lighted intersection. The entrance wraps around with the east side tying into 2000 North and another access even farther east. Traffic studies are showing good distribution throughout the plan.

Ronda Kippen said they wanted to preserve as much green space as they could, to preserve wetlands, and make this walkable, and also bring in as much commercial which is targeted around the mom-and-pop shops. Hopefully bring out the desire of Harrisville residents to start their own business. Take a step and have a place to do that. Harrisville has a great sense of community that needs to be protected and preserved. This is a community that the whole family can be a part of. From children to parents in the same community. A place for everybody; focused on multi-generational element.

Chair Holbrook opened the public hearing to receive public comment.

**Steve Rede** expressed his traffic concern on 2000 North with vehicles going upwards of 35 miles an hour, he asked what traffic controls will be put in place.

**Michael Schooler** asked what happened to the original developer, what is the history on the current developer, and why they are the developer at this time. He is a 40-year resident and feels Harrisville is going in the wrong direction. He feels this is a housing project and asked to reconsider the amount of high density.

**Craig Dinsdale** said he moved to Harrisville about 3 years ago and enjoys living without neighbors. He expressed concern with high density building with a road running across his backyard. He is curious how the schools will address this development with bused kids because schools are overcrowded. Most mom-and-pop shops are going under due to Covid-19.

**Teresa Stakebake** said she agrees with Mr. Schooler, and does not agree with this development.

**Austin Moffitt** expressed concern about the flood plain and redirecting water so this will not have an effect to the users downstream.

**Dawn Murray** lives in North Ogden on 400 West and this is in her backyard. She expressed concern with a possible reduction in property value. She is interested in what is along 400 West in North Ogden and the estimated property values of those properties in the project.

**Jennifer Reeder** said she is a homeowner in the area and is concerned with an increase in taxes. If the homes average price is \$280,000-300,000, what will the price range for low-income housing be.

**Steve Hess** said he feels we are approaching from the wrong direction by creating an argument for the development when we have not decided how to zone the property. He asked what low to moderate income housing definition means and how much do we have; what percentage is in that range. He sees a lot of development of townhomes. In the site plan, he sees plans for split homes, single level homes, and twin homes. He is concerned with ownership issues; will this be part of an HOA, and how many will be rentals.

**Cliff Hokanson** said he is an owner of HHI corporation. He loves the idea of the 2019 General Plan but feels this goes so far from the General Plan with 6,000 square feet lots for a house. He expressed concern with consequences in the long term; not enough parking, having things look run down. He does not want this to look like West Valley City. He loves Harrisville, and encouraged we be considerate of what we want. Master Plan says to provide a space that looks good for everyone. His opinion is this should include quarter or half acre lots where value of properties will be maintained, not with smaller lots. He feels this plan missed the mark, and we should figure out what mixed use can do.

**Aaron Herzog** agrees with Cliff Hokanson. Five years ago, he moved to Harrisville because of the great things they had heard, some of them from multi generations. He thinks this defeats the feel of Harrisville, and the people who built this city. What is planned is not what people move out here for. He is concerned taxes will increase with police that can barely handle the current city. How will we address this growth?

**Sarah H** lives on 1875 North in North Ogden and said she does not want this behind her house. There are too many issues to be worked out, and she feels they will not be addressed.

**Gary Robinson** said he has lived in Harrisville for 42 years. He has seen a lot of houses, other developments with this small of houses, and after 15 years they become slum areas. Culture of Utah does not cater to this type of housing. After about 15 years, kids grow up, and there is not enough space for parking to park cars and everything else. He said this is not going to work out. Street sizes are going to be a deterrent to the surrounding properties. This plan is more for back east in Pennsylvania or Chicago, in a big city. Or in England around London, where people are used to that. Or Salt Lake, where people are used to that. Not in North Ogden, or Pleasant View. People here are used to open space. This is only good for developers and real estate agents for more money; not good for people to be on top of each other. People do not walk around up in this area; they do in downtown Ogden. A lot of crime with parking lots near parks. Where he lives, this has brought in a lot of crime with hardly any revenue; tax dollars will not offset crime. This is not long-time residents that stay for 30-40 years but for renters, not buyers.

**Jay Lowder** has lived here since the 80's in the older part of the neighborhood. He did not know about the meeting at Orion. From the beginning, he expressed concerns about green space, he does not want to over populate the area by removing the open space that people have lived with. Not with the two houses being proposed in the back of his lot. He asked what transitions or buffers are planned for not only on

newer neighborhood, with care to established neighborhoods. As backyard neighbors to the golf course, he knew he would chance having broken windows. He has concern on buffering to existing neighbors. He also echoes the comments with maxed out police force and overloading school system. As well as neighborhood traffic getting out on Highway 89.

Chair Holbrook closed the public hearing. Expressed thanks for the participation from the public and recognizes that we all want what is best for Harrisville City.

**MOTION: Commissioner Smith motioned to adjourn the meeting at 8:41 pm. Commissioner Shakespeare seconded the motion. Voting was unanimous.**

Jennie Knight  
City Recorder

Chad Holbrook  
Chair

Harrisville City Planning Commission  
363 W. Independence Boulevard  
7:00 p.m., December 9, 2020  
Conducting: Chair Chad Holbrook

Commissioners:	Chad Holbrook, Chair Brenda Nelson Nathan Averill Kevin Shakespeare Bill Smith	Staff:	Bill Morris (City Administrator) Jennie Knight (City Recorder) Glen Gammell (Public Works) Matt Robertson (City Engineer) Ronda Kippen (Planning Consultant)
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Visitors: In accordance with Utah Code 52-4-207 and Harrisville Resolution 20-05; in order to promote the health, safety, and welfare of the community, this public meeting was held electronically; therefore, no sign in was taken.

**1. Call to Order.**

Chair Chad Holbrook called the meeting to order.

**2. Work Session– a work session is to gather information and is not intended for public comment.**

**a. Staff update on purpose of the meeting.**

Bill Morris gave an update on the progress on the Ben Lomond Golf Course application and process. A previous work session was held at Orion, and public hearing was held in November with the public comment period kept open until tonight. The purpose of tonight’s work session is to allow the planning commission to engage with the developer.

Ronda Kippen said she has spent the last month going over the public comments with the work committee and the developer. Everyone has had a chance to vet through the comments which have sparked some thoughts and questions that need to be addressed. Up until now the Planning Commission has not been able to have dialog with developers to bring forth anything that has possibly been missed on what Harrisville wants and needs. Bill Morris asked for Ronda Kippen to collect all of the plans required under municipal code for this development. He asked if there was a representative for the development available to speak as to what has come out of the negotiations.

**b. Presentation of the proposed Ben Lomond Golf Course zoning amendment plan by the applicant, including response to Public Comments.**

Bill Scott from the development committee said they went through all of the public comments received. They provided a written response to the issues by going through the list of concerns. He found there are fundamental misunderstandings on the project that are coloring many people’s perspective on this project. Bill Morris explained the responses to the public are available as part of this meeting’s packet.

Bill Scott said there is misunderstanding regarding the remapping of the flood plain and plan to build on this flood plain. This remapping is from the watershed study, which is attached, includes three maps. The first map identifies what is the source of the flooding; as the runoff through the golf course splits, there is a culvert that cannot handle the flood water flow which cases the water to move around the culvert and spread across the eastern portion of the land and moves towards the west. If the flood plain remains, they would lose 43 units in the development which is shown by cross hatching across the plan. They would only build in this area if the flood plain is remapped. Bill Morris said from his legal perspective, FEMA Region 8, which is out of Denver, are going through the process of remapping the flood zones in our area. When he had Ronda begin this process, she looked into what needs to be done to address the flood plain. If this is accurate and FEMA authorizes an upgrade to the culver to take on the flood waters, a map revision would happen and the flood plain would be removed.

Bill Scott said he has solicited and they have agreed to study an enlargement of this culvert which would redirect this back to the Cold-Water Creek channel. The larger question is what will this cause downstream. When the study is complete, if this is feasible to do this, they would proceed with these changes and submit the study to FEMA to have this remapped. That would allow them to building and also eliminate the flood plain for several homes. The map shows how this is affect which includes a sizable number of property owners who will be affected. Bill Morris pointed out a large number of these homes in the Golf Crest and Golf View developments.

Bill Scott explained many comments were directed towards a low-income project, which is not correct. This plan includes a mix of lots and what those values would be. Their discussion has been with high quality builders with Utah experience, who have looked at the site plan and concur with the market research. Some adjustments were made based on those discussions. Homes would start at \$175,000 and go up to \$400,000 on the high end. An excerpt from the General Plan shows the values of the Harrisville homes, their range would put these proposed homes at the high end. These are new homes, so they would expect that. With context to Harrisville City, this is not low income nor would have an adverse effect on existing homes. Some are on smaller lots than what Harrisville is used to seeing. There is a range of sizing on the lots and he understands the objections have risen from being low income.

Bill Morris said the valuations of the homes, and what was intended by the city, was the state mandate on how we are going to provide housing. He recently received an email on how the city is going to provide this housing. This proposed project helps us fulfill this requirement, but this is not low income, but will comply with that state law.

Bill Scott said another item is the Mixed-Use zone exists in the General Plan. Based on the language in the General Plan, this is what they see is attractive and what is moving in the housing market. Bill Morris said the General Plan was adopted after the golf course closed, through using Mixed-Use, we can keep the tax burden lower and focus on the Highway 89 corridor by keeping this housing along the highway. His thought is keeping the housing around the neighbors around the golf course.

Bill Scott said they have reviewed the written responses from the public, looked at them carefully, and responded to them. They are also thinking about what they might do to improve and address these concerns. There have been other concerns expressed by staff, Planning Commission, and City Council and they are looking at all of those. They are not prepared tonight to address those specific requests, but there are stake holders involved in making changes and some are very complicated. They have discussed this plan with experienced Utah builders who have a range of products on these types of lots; should they change these or with the mix or size, they would have to back and discuss what products would be available. They know builders are ready to build on these lots. Some requested changes were made easily, but there are other parties involved and they would have to make sure any plan being brought back might take more time. He is sorry to not have that available tonight.

Bill Morris said the golf course was sued by local property owners, which affected their ability to stay open. Some of the first proposed plans were for over 2,000 lots. He also wishes this could have remained a golf course, but with the earlier proposals made, this is a much better plan.

Bill Scott also explained some of the earliest concepts and after comment was received, the strip mall concept on the Highway was changed to the town center. They have worked this over and made changes over the last nine months. And this dialog has given them a better plan. They feel this will work well and matches the new popular home builders are selling. This is what the market research is showing, but he also recognized this is smaller than what exists but they understood this was supposed to bring in something different. There are areas of relatively smaller land groups in the city already. The General Plan does not specify not changing the overall look of the city, but rather offer some new options.

Commissioner Averill said the intent to give variety in the Mixed-Use, rather than what already exists.

Bill Scott said this plan is not for all over Harrisville, but this site specifically. With some commercial elements that can create some synergy. They are open to taking other concerns to see what they can do to improve that.

**c. Discussion by the Planning Commission.**

Bill Morris encouraged Planning Commission to evaluate this. If there are any legal questions, he can

address those. He asked them to collaborate and also thanked them for their service. They have taken an oath to defend the state constitution and the local ordinance that allow private property owners to do what they want with their property. Some may bring a solution forward. Commissioner Averill asked for confirmation this is not an action item. Bill Morris confirmed. Bill Morris said there are usually misunderstanding during these processes. Commissioner Averill said he likes where this is at.

Chair Holbrook said he appreciates the effort the developer has made to address the questions. On the outset, he appreciates the public comments. They are not a committee that does whatever they want. One of the concerns was is there is too much density. They have looked this over and moved forward with good faith that additional drafts and changes would be made. They have not signed off on this and are giving great consideration. He explained the legislative team that have been evaluating these plans for several weeks. With the concern raised by the public regarding the density, they met briefly with the developer and shared with them some of the initial concerns, and what they felt are viable options to make this less dense and more appealing. They have listed the price ranges of these homes; we have to balance several things moving forward. Legislators request to balance and make things affordable. This community is part of that plan, and will help meet this requirement. There has been considerable concern, but the city is required to make accommodation for lower cost housing, and as the effort to do this. Another part of the challenge is the amount of projected growth over the Wasatch Front for the coming years. We can either get out in front of this, or play catch up. It is the intent of the Planning Commission to get out in front and have a significant amount of effort. Making sure Harrisville remains a beautiful community and wonderful place to live, which is why many have moved here. This is complex, more than people have appreciated. The developer has listened to our concerns, and are even willing to address further modifications of the plan to see what the alternations that will make this good for the community.

Commissioner Nelson said we are at the beginning stage of this. As Planning Commission, she considers what is the highest and best use of the land. There are a lot of concerns from the public and they did review them and answer those concerns. Commissioner Averill said as Planning Commission, they have to respect the rights of the property owners. This will provide the variety the General Plan addresses. Commissioner Nelson said that is not an excuse. It is important to have Planning Commission discussion. Some have seen changes since July, but this is brand new to others. This is a lot to take in, and needs to be broken down and go over each area. To discuss whether this is the best use of each area. Right now, there have been community feedback and now the commissioners need to give their feedback. They need some time to digest this, and break things down piece by piece so they feel better about it.

Ronda Kippen said the term lower income needs to be eliminated. This is moderate to higher income housing. Whenever density is discussed there is shock and awe. The average density, when broken down across the entire site, is 5,066 sq. ft. Commissioner Averill said there is a lot of this going into North Ogden. Ronda Kippen said this is based on the old zoning of R5-6. Bill Morris said if they consider the SAP zone with Golf Crest and Golf View, the density is higher on those than this proposal. Commissioner Averill said there have been some positive comments received as well.

Chair Holbrook suggested going over the entire site starting from the east to west. The east side offers some age restricted area with tree lined streets and opportunities to walk and continue their lifestyle. The yellow sectioned area is 5,000 sq ft single family homes. Ronda Kippen pointed out the flood zone area, which would be eliminated after the CLOMAR. Commissioner Averill pointed out the homes in the current townhomes areas that would be eliminated from that flood area as well. Ronda Kippen said this is 2019 FEMA remapping. All of those units would be required to get flood insurance after the remapping. Chair Holbrook pointed out the water features which will also be included. He said this development is not creating this flood plain, this was underway before anything was submitted. In good faith the developers are moving forward to address and mitigate this potential flood plain issue and we appreciate them for doing this. If things cannot be mitigated, all of those houses will be eliminated from the plan.

Ronda Kippen pointed out the ponds will used in addition to detention and secondary water requirements. Water features being both detention based and used for secondary water. There are the two entrances/exits onto 2000 North and two entrances/exits on Highway 89. Townhomes are in brown and the orange are a new work/live opportunity; allowing working and living in the same space. Which could be office space

on the main floor and living space above. There is also the commercial center as part of this development which creates this walkable community with people also coming into Harrisville to enjoy their spending as well; which helps take care of some of the financial concerns for the city.

The commercial area surrounding the Amphitheatre in the middle, which is an acre, is two story. Bill Scott pointed out the latest version has removed any housing from the commercial foot print, so the 40,000 sq. ft. on the ground floor, with other services upstairs that would not be a detriment by being on the second floor. Market research will show what kind of office we would market to. If this is a larger business, they might need a lot of depth. Small businesses might want a smaller space. Total build of the second floor is negotiable. If they close some space, there could be patio area on the second level. Apartments on the second level are no longer being considered and added additional parking stress.

Chair Holbrook said one concern is to have enough retail space to make a difference, and this is critical to not do the same type of commercial as our surrounding cities to draw people into the heart of our city. This is crucial and he suggested a second level restaurant with views of the mountain. Large businesses that bring in a draw of different services than our surrounding cities. He is concerned about making this area any smaller. Commissioner Nelson asked if a second-floor restaurant is something we are asking for or demanding. Chair Holbrook said this is something unique, and if the name is going to be Ben Lomond Views, they should take advantage of that. He thinks this is workable and encouraged people to have vision with this project. Bill Scott said they are in agreement with this. He has a lot of experience in urban areas, in large blocks, their view on this needs to provide some local services that serve the community, but they think there is a need for something unique so this becomes a great place to visit. When you do this type of work, you have to find someone who is willing to do that. They would have to find someone willing to run a restaurant, with the vision. As far as having something special, they agree.

Ronda Kippen said one of the key things included in the development agreement will be to include standards and uses that will allow what they want to see. Any development agreement will include these specifics. They will have to identify the standards of commercial. Chair Holbrook said things that will attract people to come. Ronda Kippen suggested not all restaurants and office space but something to inspire people to open up a business. Also, consideration to what will attract foot traffic. Chair Holbrook said he envisions this as a destination in Harrisville, specifically different than what is in North Ogden and Pleasant View.

Commissioner Averill said there is parking for the folks that drive in, and the people that live in the area. Chair Holbrook said he would like to see more consistency around the commercial area similar to downtown Ogden to make things more uniform. Ronda Kippen pointed out the condos downtown in Ogden are three and four story. Commissioner Averill said he would like to maintain more of the open green space. He likes the way this is drawn up now, with townhomes up by the park.

Bill Scott said one questions is what the market is for condos in this location and how many units the city would allow. Right now, this shows about 80 apartments, does the city have interest in more. He said they located townhomes around the town center because they did not want driveways on the main road which are necessity for single family homes. This was not driven by how many they could fit, rather what fits there.

Bill Morris said they are at a good point now and there might be a issue with adding density with staff being concerned with parking stalls. Chair Holbrook said north of the commercial area, putting in more condos on the east side. The main concern with density is on the lower side where the lots could be increased in this area with 6,000 sq. ft. minimums, to mirror the existing houses and alleviate the concern with property values.

Commissioner Averill expressed he likes the way the plan is and property value concerns will decrease when people know the price point of these homes. There is a good balance and variety in a self-contained community.

Bill Scott said the homes in the lower area would be \$400,000 price range. He does not know the market of the existing homes, but would suspect that would increase with this development. Ronda Kippen said the homes surrounding that area are on 6,000-8,000 sq. ft. lots. Bill Scott said the general trend is large homes on smaller lots and this is supposed to be a village setting. The smaller lots do not reflect the types of

homes that will be built.

Commissioner Nelson asked about the homes in purple. Ronda Kippen explained these are cluster homes. They started out as paseo homes, but are now a cluster home with garage and driveway.

Commissioner Averill said the lot sizes of the North Ogden area range from 8,000 to 8,340 sq. ft. so 6,000 sq. ft. would not be that much different.

Ronda Kippen said there was concern with developing a thoroughfare from Highway 89 to 2000 North and do we have to include a connector road. She said there has to be an ingress and egress for fire purposes. Anything over 30 units must have ingress and egress. The purple homes along Highway 89 will be buffered with a landscaped berm with a wrought iron fence for safety and screening purposes. To provide privacy along this area and also be additional safety measure; about a four0fot berm, with landscaping plants throughout the area. They did not want to put up a wall, they wanted something you could see through that protects and provides screening for the health, safety, and welfare.

Bill Scott explained the problem with putting a road parallel with the Highway which would have created a circulation problem within the development. They worked with a builder and lengthened the lots to have two car garages and two car driveways. This area has small private roads that feed into those homes with a porch on the side close to the road to soften the aesthetic. This all had to be worked through and they wanted something marketable that can be built on. They are confident this will work. There is also a conservation area for Weber Basin Water where they cannot build.

Chair Holbrook asked if there were additional concerns from Planning Commission. They are addressing the public comment concerns. When we get an idea of the quality and type of housing, this will ease those concerns. They are looking forward to receiving housing designs as well. Ronda Kippen said taking this concept plan to 3D will allow the vision of what this will look like and take on new meaning. Right now, this is hard to envision but with draft on the commercial area and uses, this will come alive in our minds.

Chair Holbrook said he has seen this more and more and hopefully the others can see this vision as well.

Commissioner Smith said he is on board with what is happening and pleased to see it. He was concerned with the flood plain issues and people did not understand what was happening with that.

Commissioner Shakespeare said he has been a little quiet just absorbing things. He read all of the public comments and understands the concerns with school numbers and transportation issues. As for the design and look of this, he likes this. Chair Holbrook said the developers said they will speak with the local schools. Ronda Kippen said the school district said they can adequately bus the students. She has been working with Bona Vista and they are budgeting for new water meters. The developer has been working with UDOT and Matt Robertson has as well. Bill Scott said he spoke to Bona Vista, Rocky Mountain, Dominion and they have not indicated any issues. Bona Vista asked for the size of the project and as the developer, they do not want to move further until there is some type of approval. Ronda Kippen said she provided the developer with a list of deficiencies and are anxious to see what they will do as a result of the public and Commissioner comments. The goal is to make this beautiful and viable.

Commissioner Averill said he reviewed lot sizes during the meeting on the east side of the retention basin on 1875 North, those lot sizes are 5,500 sq. ft. Chair Holbrook hopes this will give some depth to the project and with some augmentation this will fit into our community and not take away from property values making this a desirable place to live with a small place to shop or get something to eat. Moving forward to the type of communities we will see in the future as the density on the Wasatch Front changes.

### **3. Adjourn.**

Chair Holbrook declared the meeting adjourned at 8:55pm. With no objections.

Jennie Knight  
City Recorder

Chad Holbrook  
Chair

**HARRISVILLE CITY  
ORDINANCE 518**

**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 February 10, 2021, to take public comment on this Ordinance, and subsequently gave its recommendation to approve this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2021, 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 (fifty-one) 50<sup>1</sup>% of the total area of the proposed MU-C shall include commercial elements. Commercial elements include any areas used for ~~a~~ any commercial use as specified in this part, landscaping, open space, and commercial parking. No area used for residential landscaping or parking shall be considered a commercial element under this part. All frontage along state roads or highways must be commercial use or uses calculated at a minimum depth of one-hundred and fifty (150) feet along the length of the entire frontage, or such frontage area may be consolidated into one large parcel calculated to the minimum square footage equal to or exceed that area that the frontage would have been. Proposed commercial uses shall be specified in the Plan. Commercial uses ~~as are defined under this part to only include~~ are limited to: retail, food and beverage service, personal service, professional and/or medical services, ~~gym~~ fitness and/or ~~and~~ recreation, educational, ~~and/or~~ institutional, and commercial office space. 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 that is a commercial use as defined in this section, 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 \_\_\_\_, 2021.

\_\_\_\_\_  
MICHELLE TAIT, Mayor  
Harrisville City

ATTEST:

\_\_\_\_\_  
JENNIE KNIGHT, City Recorder

RECORDED this \_\_\_\_ day of \_\_\_\_, 2021.

PUBLISHED OR POSTED this \_\_\_\_ day of \_\_\_\_, 2021.

**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: \_\_\_\_\_

# MEMORANDUM



CONSULTING ENGINEERS

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TO: Harrisville City Planning Commission

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

RE: **ASHLAR COVE SUBDIVISION**  
**Preliminary Plat Submittal**

Date: February 8, 2021

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Our office has completed a review of the preliminary plat and improvement plans for the Ashlar Cove Subdivision located at approximately 1175 North Highway 89. This property is zoned RE-15 and the proposed development will have 23 new residential lots. We have reviewed the preliminary plat and improvement plans and they generally conform to City public works standards and engineering requirements. 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. An open space area between the new road and the highway is shown. If this is to be dedicated to the City, verify that the City is willing to take over maintenance of the area and how the City would like it to be landscaped.
2. Add street names and addresses for the lots as provided by our office.
3. Show existing buildings that are to be removed.
4. Include owner's dedication, surveyor's certificate, approval blocks, etc. to the plat.
5. 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.
6. Provide a 40' wide snow storage area at the back of the cul-de-sac.

## **SITE PLAN/ROADWAY**

7. The cul-de-sac follows the old city standard and does not meet the 96' turning diameter required by the updated fire code. Change to provide the turning diameter.
8. Vertical curves are required for all grade changes greater than 1.5%.
9. Stop signs are to have street signs on same post per City Standards.
10. Follow the street section and pavement section details from the new City Standards. A draft of these standards was sent to the Developer's Engineer in November.

## **CULINARY WATER**

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

## **SANITARY SEWER**

13. The plans show the sewer outfall in North Harrisville Road and connecting directly to Central Weber Sewer's line. Obtain approval from Central Weber for this connection and proposed manhole.
14. There are several areas on the plans that appear to have elevation conflicts with the sewer lateral and water line. Ensure that the laterals will maintain proper slope and have proper clearance with the culinary water.

### **SECONDARY WATER**

15. 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 they do not have infrastructure nearby capable of serving the subdivision. The subdivision will need to be annexed into the newly created Four-Mile Special Service Area in the City for secondary water service. 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.
16. 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.
17. Follow the City Standards regarding sizing of the pond, pumps, filtration, pond design, and distribution system. Provide drains and air-vacs where necessary.
18. Developer will turn over sufficient water shares to the City per the standards.
19. Extend the secondary water line to 325 West and N. Harrisville Rd. to provide for future extension.
20. The Developer will be required to pipe all existing irrigation ditches on the property and provide new structures and gates as necessary to ensure continued gravity irrigation water to downstream users. Approval from the Taylor Ditch users will be required before final approval.
21. Provide details for any non-typical structures and structures with gates.

### **STORM DRAIN**

22. The storm drain design shows the storm water being piped to North Harrisville Road down the Milne driveway and then back to the north where it will eventually drain to Four-Mile Creek. The Developer and their Engineer will need to work with the City on the design of the line on North Harrisville Road to ensure that the elevations will work with the driveways and existing pipes. The pipe which crosses the street to the creek may need to be upsized as well. This new line on North Harrisville Road may serve future development as well which would allow the City to use impact fee funds to help with the cost of the storm drain on N. Harrisville Rd. This design and any cost sharing agreements will need to be finalized prior to final approval.
23. The proposed retention of the 80<sup>th</sup> percentile storm in the detention basin may not be feasible due to soil type and depth to groundwater. The City does not want standing water in the basin. Other LID options may need to be explored. Submit a “Storm Water Quality Report” per the template in the State LID Guide.
24. The detention basin should be finished with grass and a sprinkler system.
25. Detention calculations should be based on an outlet rate of 0.1 cfs/acre.
26. Provide details for any non-typical structures (outlet structures, pass through box, etc.).

### **GENERAL**

27. The development is proposing to run culinary water, sanitary sewer, and storm drain down the Milne driveway to North Harrisville Road. Obtain and record a utility easement on this parcel for the installation of these lines prior to final approval.
28. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.
29. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval.

Please let me know if you have any questions.



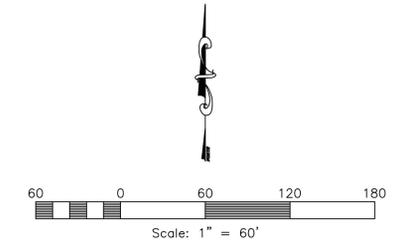
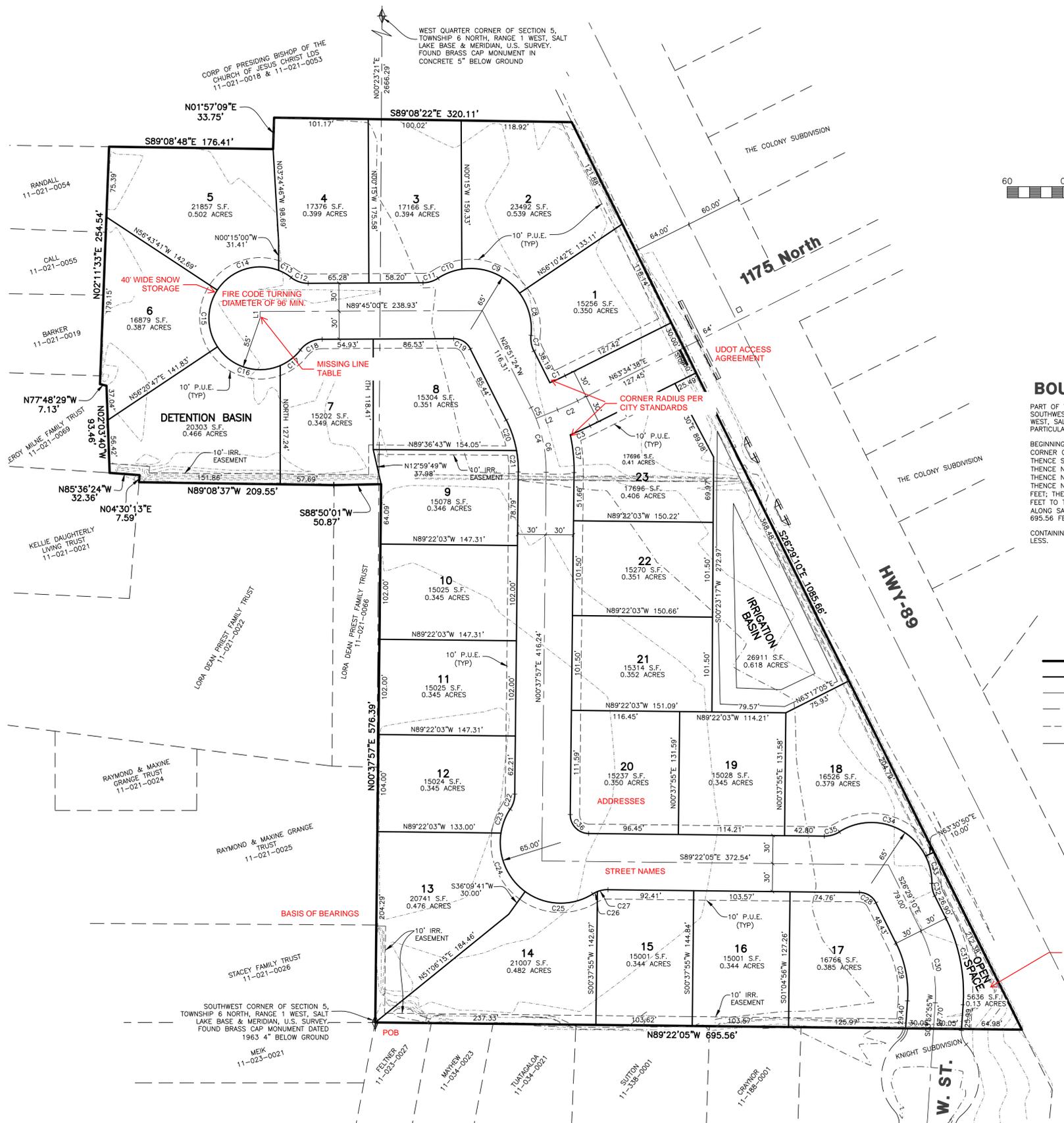
**VICINITY MAP**  
1"=1000'

**DESIGN DATA**

TOTAL AREA.....12.49 ACRES  
TOTAL # LOTS.....23  
OPEN SPACE.....1.24 ACRES (9.95%)

**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	270.00'	18.06'	18.05'	9.03'	S65°29'34"W	3°49'53"
C2	300.00'	23.65'	23.65'	11.83'	S65°50'10"W	4°31'04"
C3	330.00'	23.38'	23.37'	11.69'	S65°36'23"W	4°03'31"
C4	150.00'	71.97'	71.28'	36.69'	S13°06'44"E	27°29'20"
C5	150.00'	12.97'	12.96'	6.49'	S24°22'49"E	4°57'10"
C6	150.00'	59.00'	58.62'	29.89'	N10°38'09"W	22°32'11"
C7	30.00'	17.09'	16.86'	8.78'	N10°32'18"W	32°38'13"
C8	65.00'	47.94'	46.86'	25.12'	N15°20'52"W	42°15'22"
C9	65.00'	70.47'	67.07'	39.15'	N67°32'07"W	62°07'08"
C10	65.00'	27.56'	27.35'	13.99'	S69°15'33"W	24°17'32"
C11	30.00'	17.09'	16.86'	8.78'	S73°25'54"W	32°38'13"
C12	30.00'	19.72'	19.37'	10.23'	N71°24'54"W	37°40'13"
C13	55.00'	15.45'	15.40'	7.77'	N60°37'31"W	16°05'28"
C14	55.00'	74.93'	69.27'	44.58'	S72°18'02"W	78°03'26"
C15	55.00'	64.24'	60.65'	36.35'	S00°11'27"E	66°55'32"
C16	55.00'	76.40'	70.40'	45.81'	S73°26'44"E	79°35'02"
C17	55.00'	27.53'	27.24'	14.06'	N52°25'21"E	28°40'48"
C18	30.00'	27.05'	26.15'	14.52'	N63°54'58"E	51°40'03"
C19	20.00'	22.13'	21.02'	12.35'	S58°33'12"E	63°23'36"
C20	120.00'	34.57'	34.45'	17.40'	S18°36'14"E	16°30'19"
C21	120.00'	23.00'	22.97'	11.54'	S04°51'34"E	10°59'01"
C22	30.00'	17.09'	16.86'	8.78'	S16°57'03"W	32°38'13"
C23	65.00'	27.54'	27.34'	13.98'	S21°07'49"W	24°16'42"
C24	65.00'	71.50'	67.95'	39.85'	S22°31'21"E	63°01'36"
C25	65.00'	77.02'	72.59'	43.75'	S87°58'45"E	67°53'13"
C26	30.00'	5.60'	5.59'	2.81'	N63°20'29"E	10°41'34"
C27	30.00'	11.49'	11.42'	5.82'	N79°39'35"E	21°56'39"
C28	20.00'	21.95'	20.86'	12.23'	N57°53'38"W	62°52'55"
C29	120.00'	63.60'	62.86'	32.57'	S11°18'07"E	30°22'05"
C30	150.00'	79.50'	78.58'	40.71'	S11°18'07"E	30°22'05"
C31	180.00'	95.40'	94.29'	48.85'	N11°18'07"W	30°22'05"
C32	30.00'	13.89'	13.76'	7.07'	N13°13'24"W	26°31'31"
C33	65.00'	30.09'	29.82'	15.32'	N13°13'24"W	26°31'31"
C34	65.00'	108.36'	96.24'	71.58'	S74°14'44"E	95°31'08"
C35	30.00'	17.09'	16.86'	8.78'	N74°18'49"E	32°38'13"
C36	20.00'	31.42'	28.28'	20.00'	S44°22'04"E	90°00'02"
C37	180.00'	40.67'	40.58'	20.42'	S45°50'26"E	12°56'45"



**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE N00°37'57"E 576.39 FEET; THENCE S88°50'01"W 50.87 FEET; THENCE N89°08'37"W 209.55 FEET; THENCE N04°30'13"E 7.59 FEET; THENCE N85°36'24"W 32.36 FEET; THENCE N02°03'40"W 93.46 FEET; THENCE N77°48'29"W 7.13 FEET; THENCE N02°11'33"E 254.54 FEET; THENCE S89°08'48"E 176.41 FEET; THENCE N01°57'09"E 33.75 FEET; THENCE S89°08'22"E 320.11 FEET TO THE WESTERLY LINE OF HIGHWAY 89; THENCE S26°29'10"E ALONG SAID WESTERLY LINE, 1085.66 FEET; THENCE N89°22'05"W 695.56 FEET TO THE POINT OF BEGINNING.  
CONTAINING 543,881 SQUARE FEET OR 12.486 ACRES MORE OR LESS.

**LEGEND**

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = CENTERLINE
- = ADJOINING PROPERTY
- = EASEMENT
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT

**Ashlar Cove Subdivision**

Harrisville City, Weber County, Utah

**Reeve & Associates, Inc.**  
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
INTEGRAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	RELOCATE DET BASIN
02/03/2021	

**Ashlar Cove Subdivision**  
PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
HARRISVILLE CITY, WEBER COUNTY, UTAH

**Preliminary Plan**

**Project Info.**  
Engineer: JEREMY DRAPER  
Drafted: K.EAVES  
Begin Date: 11/10/2020  
Name: ASHLAR COVE  
MILNE PROPERTY  
Number: 4016-10

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**Project Narrative/Notes/Revisions**

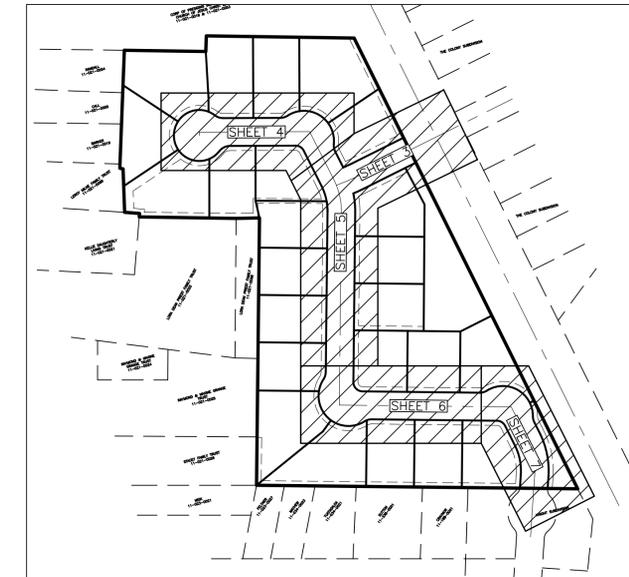
1. 02/03/21 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

# ASHLAR COVE SUBDIVISION Improvement Plans

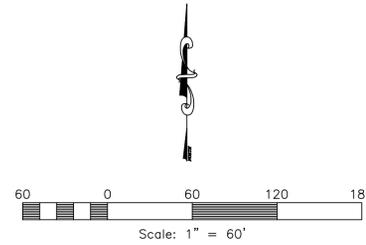
HARRISVILLE CITY, WEBER COUNTY, UTAH  
NOVEMBER 2020



**Vicinity Map**  
NOT TO SCALE



**Sheet Index Key Map**  
NOT TO SCALE



**Sheet Index**

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- Sheet 2 - Notes/Legend/Street Cross-Section
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**Engineer's Notice To Contractors**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Developer Contact:**

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**Project Contact:**

Project Manager: Jeremy Draper  
Project Engineer: Jeremy Draper



REVISIONS	DESCRIPTION
DATE	

**Ashlar Cove Subdivision**  
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**Cover/Index Sheet**



**Project Info.**

Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: 11/10/2020  
 Name: ASHLAR COVE  
 MILNE PROPERTY  
 Number: 4016-10

Sheet **11**  
1 Sheets

### General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACT, ASPHALT, SUBGRADE, TRENCH EXCAVATION, BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. CONSTRUCTION OR FABRICATION SHALL BEGIN UNDER THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CORRECTIONS.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT OF BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE EXISTING CONDITIONS OF AND AT THE SITE OF WORK; IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INFORMATION PROVIDED BY THE CONTRACTOR TO THE EXTENT OF HIS INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES. CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGES AND SEDIMENT ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTING IN THE NATURE OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

### Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL NOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITIES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL NOTIFY AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

### Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES 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 THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. 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.

- NOTE:
- SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
  - CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

### Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

### Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

### Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

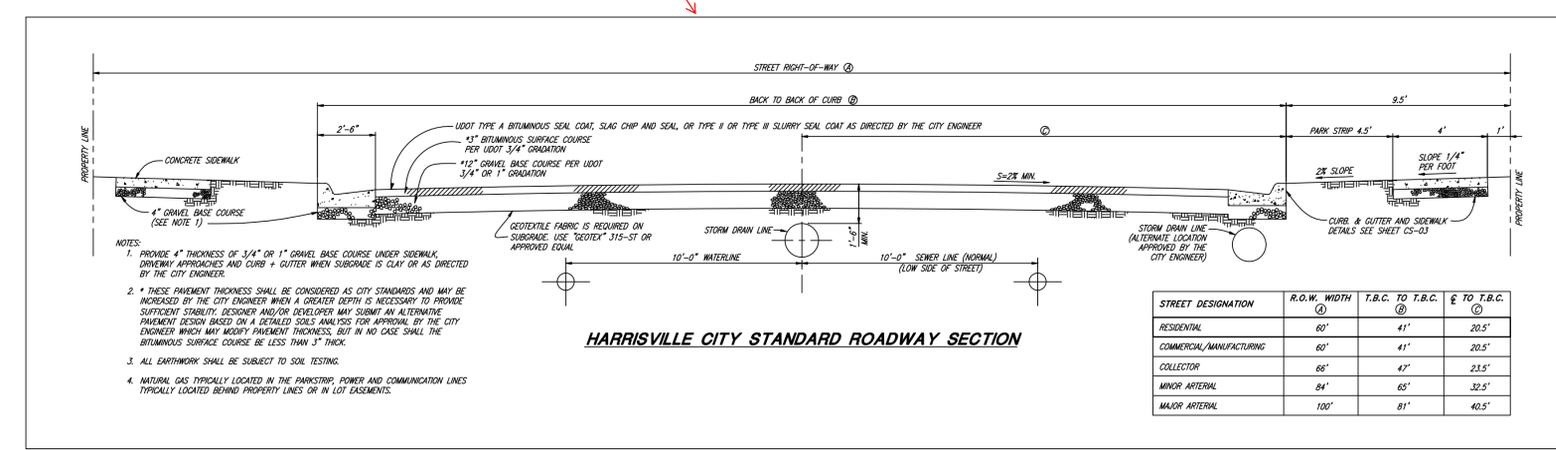
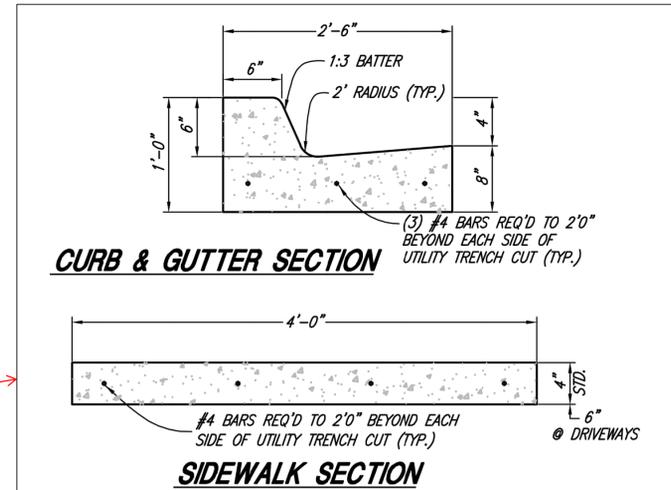
#### EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
  - TRACKING STRAW PERPENDICULAR TO SLOPES
  - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

FOLLOW NEW CITY STANDARDS FOR PAVEMENT SECTION AND STREET SECTION INCLUDING SIDEWALK WIDTH. A DRAFT OF THE PLANS WAS SENT TO CHRIS CAVE IN NOVEMBER.

### Legend

- SW LAT— = PROPOSED SECONDARY WATER LATERAL
- LD LAT— = PROPOSED LAND DRAIN LATERAL
- W LAT— = PROPOSED WATER LATERAL
- SS LAT— = PROPOSED SEWER LATERAL
- W/8— = PROPOSED CULINARY WATER LINE
- EX.W— = EXISTING CULINARY WATER LINE
- SW/8— = PROPOSED SECONDARY WATER LINE
- EX.SW— = EXISTING SECONDARY WATER LINE
- SS/8— = PROPOSED SANITARY SEWER LINE
- EX.SS— = EXISTING SANITARY SEWER LINE
- SD/15— = PROPOSED STORM DRAIN LINE
- EX.SD— = EXISTING STORM DRAIN LINE
- LD/8— = PROPOSED LAND DRAIN LINE
- EX.LD— = EXISTING LAND DRAIN LINE
- IRR/18— = PROPOSED IRRIGATION LINE
- EX.IRR— = EXISTING IRRIGATION LINE
- X X X = FENCE LINE
- — — = DRAINAGE SWALE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED SEWER CLEAN-OUT
- X = PROPOSED GATE VALVE
- X = EXISTING GATE VALVE
- ] = PLUG & BLOCK
- ◆ = AIR VAC ASSEMBLY
- = PROPOSED WATER METER
- = EXISTING WATER METER
- = PROPOSED CATCH BASIN
- = EXISTING CATCH BASIN
- ⊕ = PLUG W/ 2" BLOW-OFF
- = STREET LIGHT
- |— = SIGN
- BFE = BASEMENT FLOOR ELEVATION
- BLDG = BUILDING
- BOS = BOTTOM OF STAIRS
- BOW = BOTTOM OF WALL
- BP = BEGINNING POINT
- C&G = CURB & GUTTER
- CB = CATCH BASIN
- CF = CUBIC FEET
- CFS = CUBIC FEET PER SECOND
- FF = FINISH FLOOR
- FFE = FINISH FLOOR ELEVATION
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- INV = INVERT
- LF = LINEAR FEET
- NG = NATURAL GRADE
- PC = POINT OF CURVATURE
- PP = POWER/UTILITY POLE
- PRC = POINT OF RETURN CURVATURE
- PT = POINT OF TANGENCY
- PUE = PUBLIC UTILITY BASEMENT
- RCP = REINFORCED CONCRETE PIPE
- RIM = RIM OF MANHOLE
- ROW = RIGHT-OF-WAY
- SD = STORM DRAIN
- SS = SANITARY SEWER
- TBC = TOP BACK OF CURB
- TOA = TOP OF ASPHALT
- TOC = TOP OF CONCRETE
- TOFF = TOP OF FINISHED FLOOR
- TOS = TOP OF STAIRS
- TOW = TOP OF WALL
- TSW = TOP OF SIDEWALK
- W = CULINARY WATER
- WM = WATER METER
- [Pattern] = EXISTING ASPHALT PAVEMENT
- [Pattern] = PROPOSED ASPHALT PAVEMENT
- [Pattern] = PROPOSED CONCRETE
- [Pattern] = PROPOSED GRAVEL
- [Pattern] = PROPOSED ADA RAMP WITH TRUNCATED DOMES (PER CITY STANDARDS)
- 4800 = EXISTING CONTOUR GRADE
- 4800 = PROPOSED CONTOUR GRADE



STREET DESIGNATION	R.O.W. WIDTH (1)	T.B.C. TO T.B.C. (2)	± TO T.B.C. (3)
RESIDENTIAL	60'	41'	20.5'
COMMERCIAL/MANUFACTURING	60'	41'	20.5'
COLLECTOR	66'	47'	23.5'
MINOR ARTERIAL	84'	65'	32.5'
MAJOR ARTERIAL	100'	81'	40.5'

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-1100 www.reeve-assoc.com  
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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**TRA**

REVISIONS: [Table with columns for REVISIONS and DATE]

**Ashtar Cove Subdivision**  
 PART OF THE SE 1/4 OF SECTION 6 AND THE SW 1/4 OF SECTION 5,  
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
 HARRISVILLE CITY, WEBER COUNTY, UTAH

**Notes/Legend/ Street Cross-Section**

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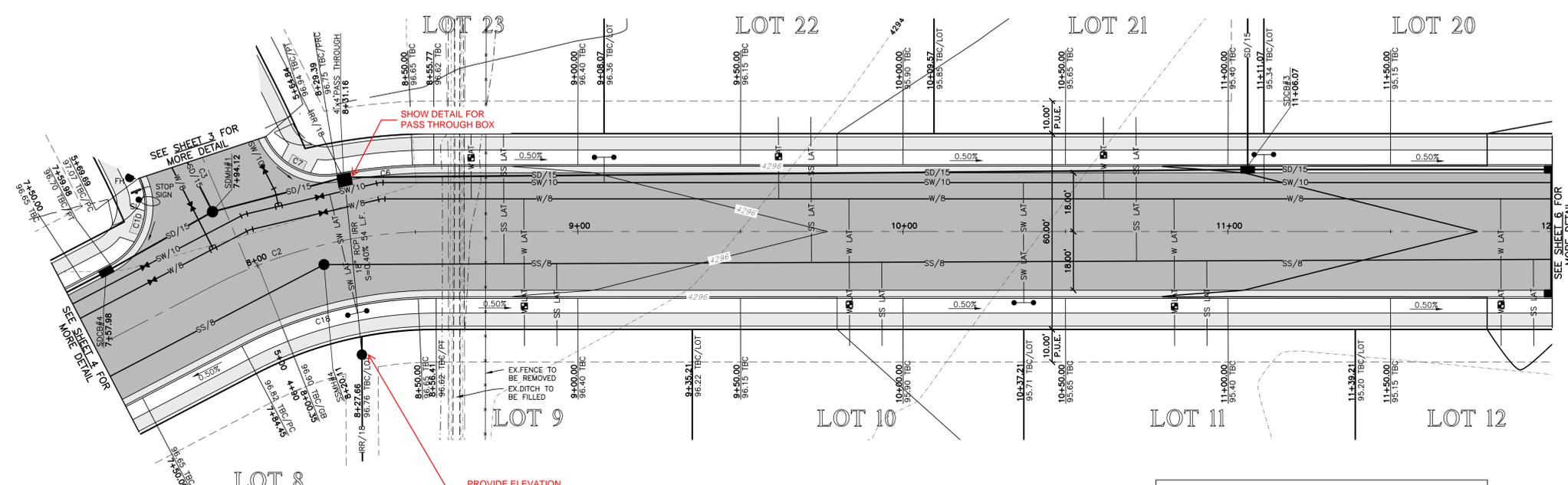
**PROFESSIONAL ENGINEER**  
 JEREMY A. DRAPER  
 5338480  
 02/03/2021  
 STATE OF UTAH

**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: 11/10/2020  
 Name: ASHTAR COVE MILNE PROPERTY  
 Number: 4016-10

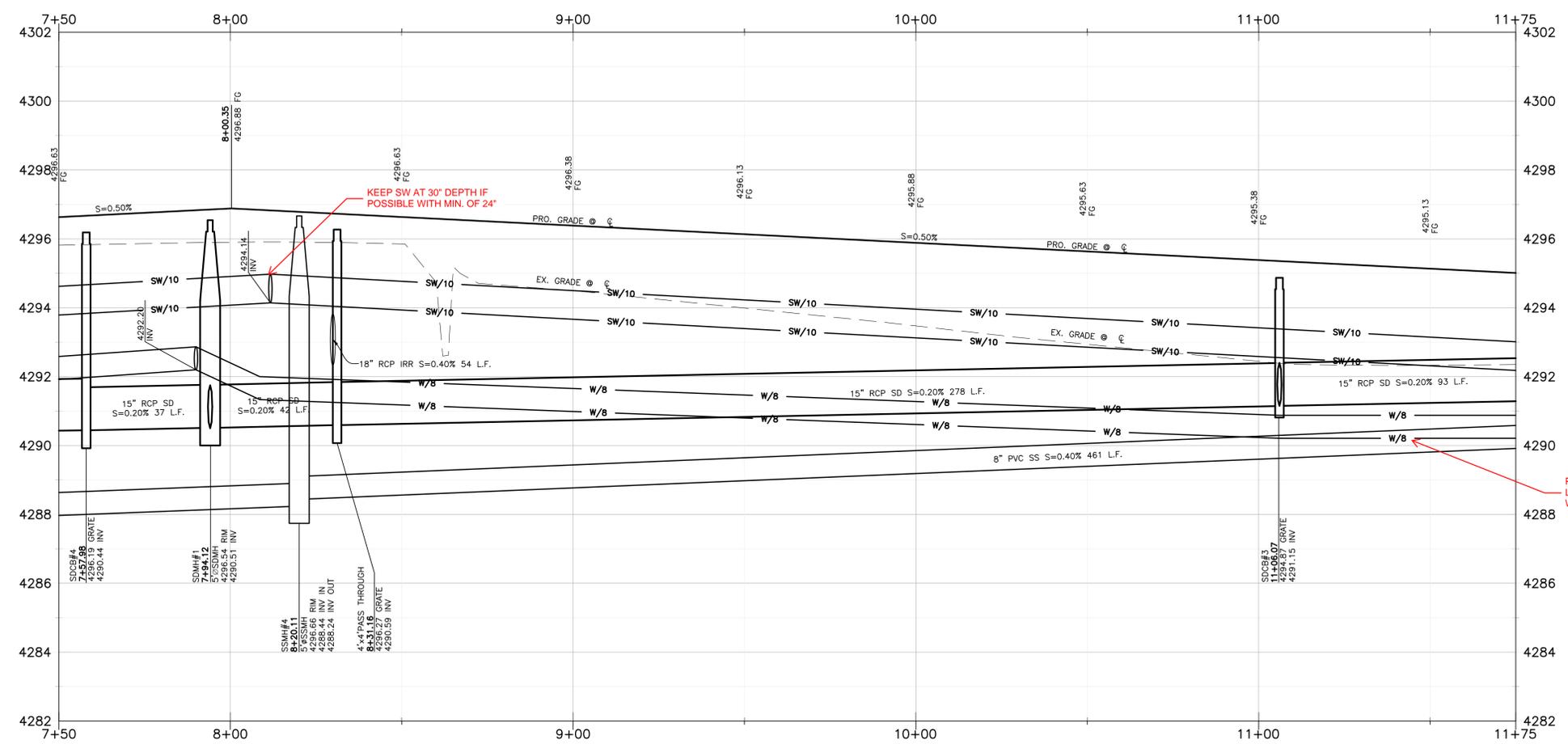
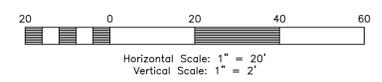
Sheet **2** of **11** Sheets







**STREET B 7+50.00 - 11+75.00**

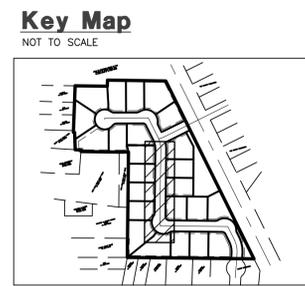


**TBC Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	10°19'12"	170.50'	30.71'	15.40'	N4°31'40"W	30.67'
C7	75°52'23"	20.00'	26.48'	15.59'	S28°14'56"W	24.59'
C10	87°53'03"	20.00'	30.68'	19.27'	S70°47'55"E	27.76'
C18	27°29'20"	129.50'	62.13'	31.68'	N13°06'44"W	61.54'

**Centerline Curve Data**

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	27°29'20"	150.00'	71.97'	36.69'	S13°06'44"E	71.28'



- Construction Notes:**
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- CULINARY WATER**  
W/8 - 8" PVC DR-18 C900 WATER LINE  
W LAT - 1" K-TYPE COPPER, 1" METER
- SANITARY SEWER**  
SS/8 - 8" PVC SDR-35 SEWER LINE  
SS LAT - 4" PVC ASTM D-3034 SDR35
- STORM DRAIN**  
SD/15 - 15" RCP CLASS III STORM DRAIN  
SD/18 - 18" RCP CLASS III STORM DRAIN
- SECONDARY WATER**  
SW/10 - 10" SCH40 PVC PER ASTM D-2241  
SW LAT - 3/4" SCH40 PVC SECONDARY WATER LINE
- IRRIGATION**  
SD/18 - 18" RCP CLASS III STORM DRAIN
- NOTE:**
- PROVIDE 18" CLEARANCE FOR LATERALS OVER SEWER.
  - DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE.
  - ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.

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**STREET B 7+50.00 - 11+75.00**

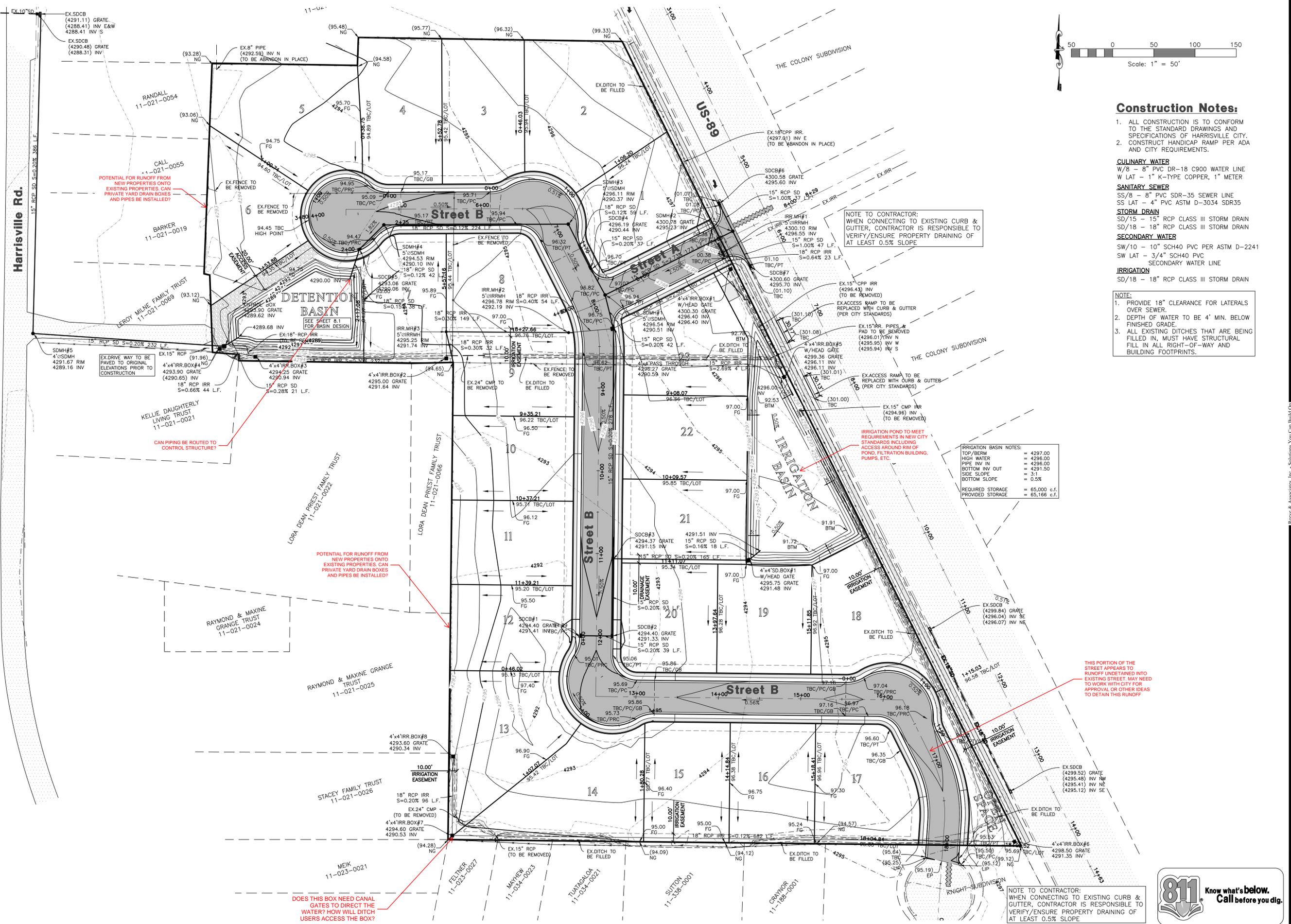


**Project Info.**  
Engineer: JEREMY A. DRAPER, P.E.  
Drafted: N. FICKLIN  
Begin Date: 11/10/2020  
Name: ASHLAR COVE MILNE PROPERTY  
Number: 4016-10









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SW/10 - 10" SCH40 PVC PER ASTM D-2241  
SW LAT - 3/4" SCH40 PVC  
SECONDARY WATER LINE
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- NOTE:**
- PROVIDE 18" CLEARANCE FOR LATERALS OVER SEWER.
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NOTE TO CONTRACTOR:  
WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPERTY DRAINING OF AT LEAST 0.5% SLOPE

IRRIIGATION POND TO MEET REQUIREMENTS IN NEW CITY STANDARDS INCLUDING ACCESS AROUND RIM OF POND, FILTRATION BUILDING, PUMPS, ETC.

IRRIIGATION BASIN NOTES:

TOP/BERM	= 4297.00
HIGH WATER	= 4296.00
PIPE INV IN	= 4296.00
BOTTOM INV OUT	= 4291.50
SIDE SLOPE	= 3:1
BOTTOM SLOPE	= 0.5%
REQUIRED STORAGE	= 65,000 c.f.
PROVIDED STORAGE	= 65,166 c.f.

NOTE TO CONTRACTOR:  
WHEN CONNECTING TO EXISTING CURB & GUTTER, CONTRACTOR IS RESPONSIBLE TO VERIFY/ENSURE PROPERTY DRAINING OF AT LEAST 0.5% SLOPE

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REVISIONS	DESCRIPTION	DATE

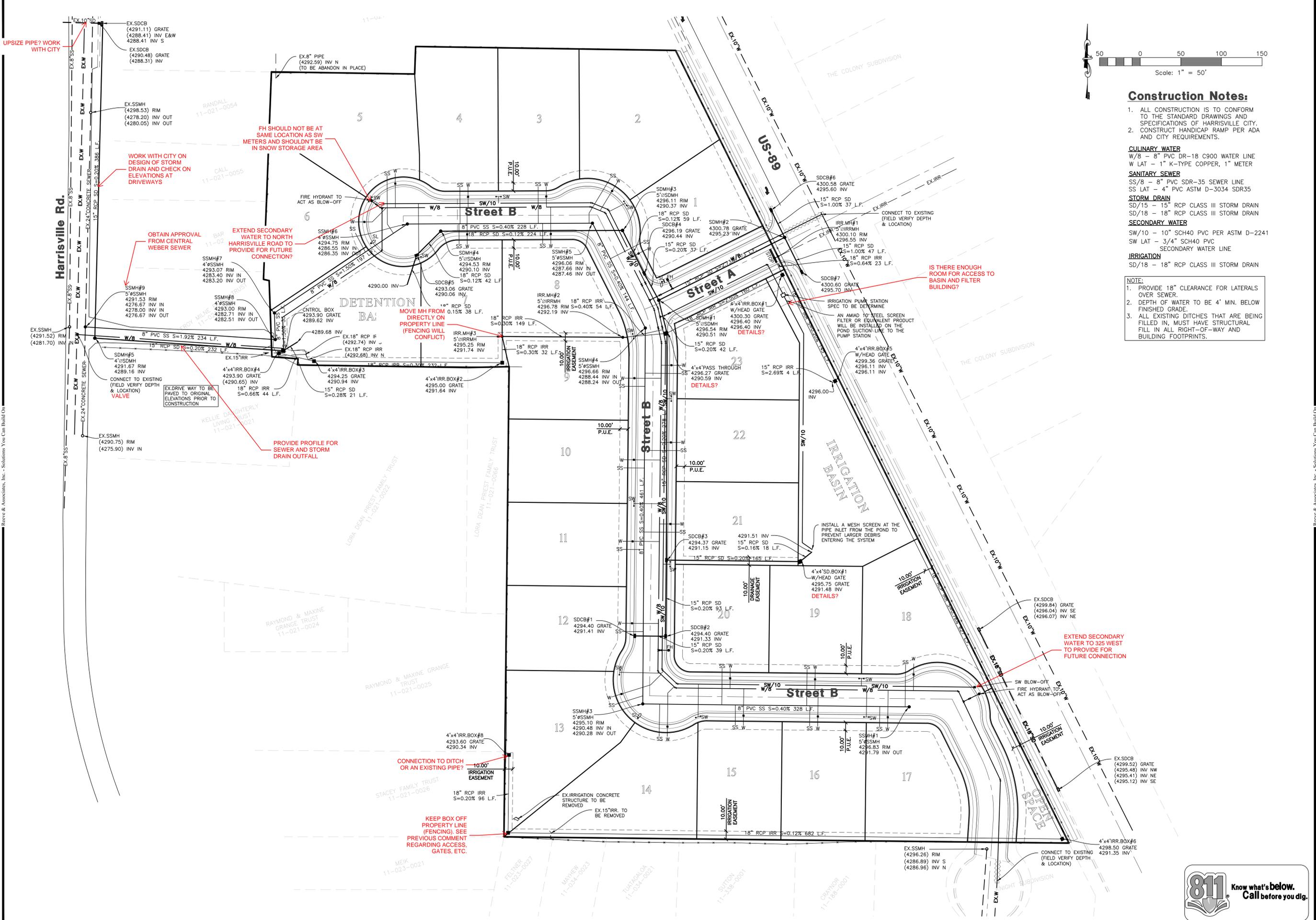
**Ashlar Cove Subdivision**  
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HARRISVILLE CITY, WEBER COUNTY, UTAH

**Grading Plan**



**Project Info.**  
Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
Begin Date: 11/10/2020  
Name: ASHLAR COVE MILNE PROPERTY  
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**Utility Plan**



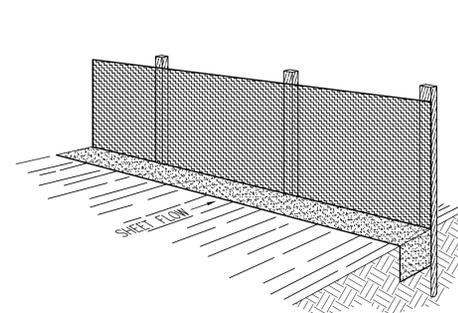
**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: 11/10/2020  
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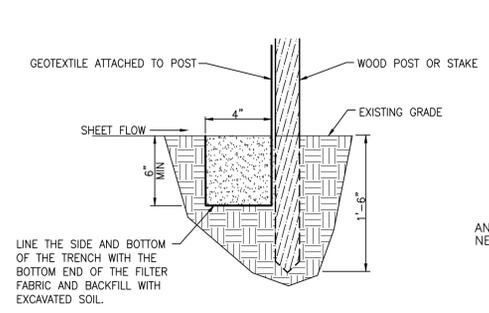
**Notes:**

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, fueling, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as points and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
  - Part II.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



**Perspective View**

Figure 2



**Section**

**INSTALLATION**

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length (m)	Max. Slope Length (ft)
<2%	30.5m	100ft
2-5%	22.9m	75ft
5-10%	15.2m	50ft
10-20%	7.6m	25ft
>20%	4.5m	15ft

**PREFABRICATED SILT FENCE ROLLS**  
 \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.  
 \*Unroll the silt fence, positioning the post against the downstream wall of the trench.  
 \*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then about the end posts to create a tight seal as shown in Figure 1.  
 \*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.  
 \*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

should generally be less than three (3) times the height of the fence.  
 \*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").  
 \*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.  
 \*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

**REMOVAL**  
 \*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

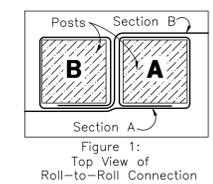
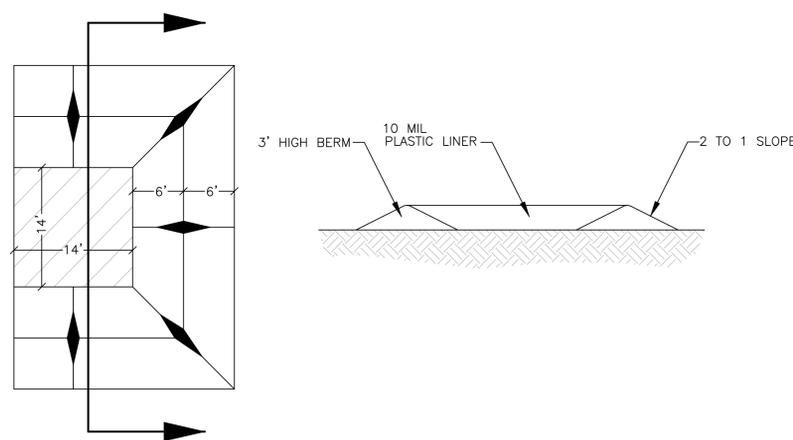


Figure 1: Top View of Roll-to-Roll Connection

**FIELD ASSEMBLY:**  
 \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.  
 \*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

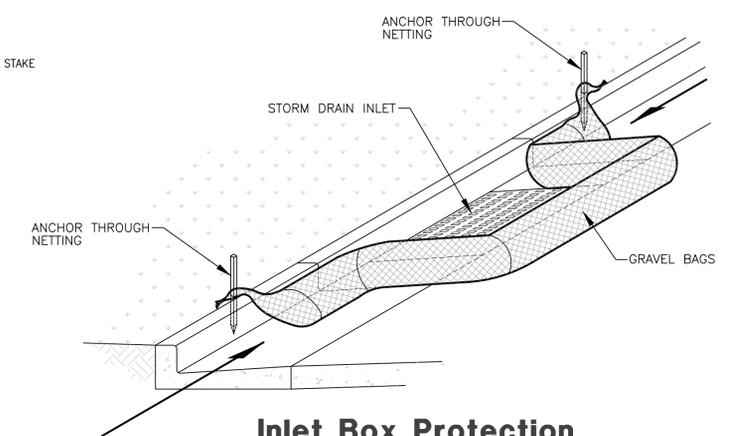
**Silt Fence Detail**

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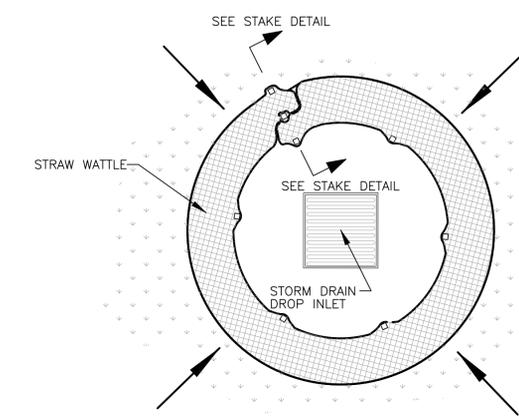


**Concrete Washout Area w/ 10 mil Plastic Liner**

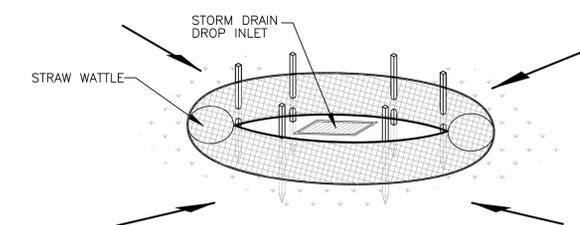
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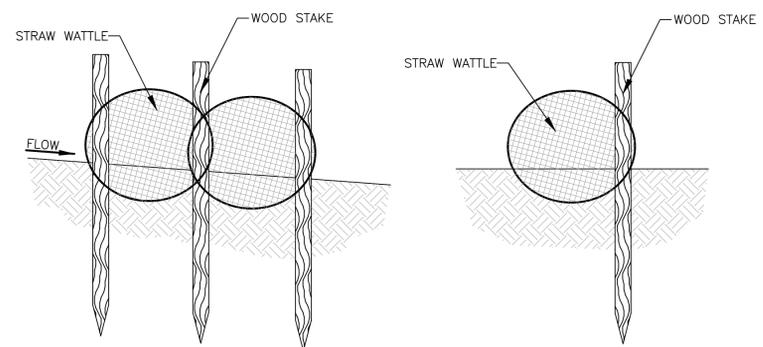
**Inlet Box Protection**



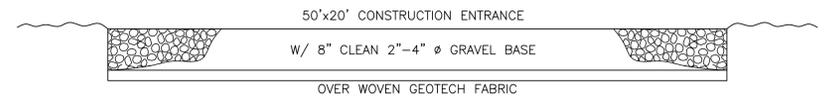
**Plan View**



**Drop Inlet Protection**



**Stake Detail**



**Cross Section 50' x 20' Construction Entrance**

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 HARRISVILLE CITY, WEBER COUNTY, UTAH

**Storm Water Pollution Prevention Plan Details**

**PROFESSIONAL ENGINEER**  
 JEREMY A. DRAPER  
 5338480  
 02/03/2021  
 STATE OF UTAH

**Project Info.**  
 Engineer: JEREMY A. DRAPER, P.E.  
 Drafter: N. FICKLIN  
 Begin Date: 11/10/2020  
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Sheet **11** of 11 Sheets



**Subdivision Application**

**Date / Time**  
12/23/2020

**Number of Lots**  
23

**Current Zoning**  
RE-15

**Elevation of Property**

**Approximate Address**  
1200 N Hwy 89 Harrisville UT 84404

**Phone Number**  
8014791500

**Address**  
1234 N

**State**  
UT

**Developer's Name**  
Heritage Land Development

**Developer's Email Address**  
jessicap@sierrahomes.com

**City**  
Tremonton

**Zip Code**  
84337

**Contact Person**  
Chris Cave

**Phone Number**  
8016213100

**Phone Number**

**Name of Subdivision**  
Ashlar Cove

**Acreage of Proposed Subdivision**  
12.89

**Proposed Zoning**  
RE-15

**Parcel(s) included in the subdivision. Separate parcel numbers by a comma.**  
11-018-0006, 11-021-0056, 11-021-0020

**Full Name**  
Constance Milne

**Email Address**  
jhansen@johnwhansen.com

**City**  
Harrisville

**Zip Code**  
84404

**Developer's Phone Number**  
8016446736

**Developer's Address**  
470 N 2450 W

**State**  
UT

**Engineering Company**  
Reeves Engineering

**Email Address**  
ccave@reeve-assoc.com

**Name**

**Email Address**

**Subdivision Application Part 2**

**Secondary Water Available?**  
Yes

**Sewer Connection Available?**  
Yes

**Is Property in a Flood Hazard Area?**  
No

**Future proposed trails?**  
No

**Culinary Water Available?**  
Yes

**Prescribed Easements?**  
No

**Are there designated wetlands on the property?**  
No

**Please upload will-serve letters from the following entities: Bona Vista Water, Central Weber Sewer, Pineview Water, Rocky Mountain Power, and Dominion Energy:**  
See attached: 20201027\_144225.pdf

**Developer's Signature**

**Please upload your preliminary plat for review:**  
See attached: 2020.12.23 Preliminary Submittal.pdf

**Property Owner's Signature**



# *Bona Vista Water Improvement District*

2020 West 1300 North, Farr West, Utah 84404

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

October 27, 2020

Harrisville Planning Commission  
363 West Independence Boulevard  
Harrisville, UT 84404

RE: **AVAILABILITY LETTER** – Sierra Homes

The development is located off of Highway 89 and includes land serial numbers 11-021-0056, 11-018-006 and 11-021-0020 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 and includes running one fire flow model. 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. If additional models are requested, supplementary fees will be required. 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 202.

Sincerely,

Blake Carlin  
Manager

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**Board of Directors**

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

**Management**

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



## Central Weber Sewer Improvement District

December 22, 2020

Jennie Knight  
City of Harrisville  
363 W. Independence Blvd  
Harrisville, UT 84404

SUBJECT: Jessica Prestwich Subdivision  
Sanitary Sewer Service  
Will Serve Letter

Jennie:

We have reviewed a request from Jessica Prestwich related to a subdivision located at approximate address 1200 N Hwy 89 in Harrisville. The subdivision includes 23 new residences. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. Central Weber has the capacity to treat the sanitary sewer flow from this subdivision.
2. If any connection is made directly into Central Weber's line the connection 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.
3. 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 will be installed to serve this subdivision.
4. 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 allowed to be discharged, any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.*

5. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.



## Central Weber Sewer Improvement District

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

Sincerely,

A handwritten signature in blue ink, appearing to read "James Dixon".

James Dixon

Technical Director

CC: Kevin Hall, CWSID

Jessica Prestwich

Attachments: None

# NORTH VIEW FIRE DISTRICT

315 East 2550 North  
North Ogden, UT 84414  
Phone: 782-8159  
Fax: 782-3532

December 21, 2020

To Whom IT May Concern;

As the Authority having Jurisdiction I have been contacted by Mrs. Jessica Prestwich with Sierra Homes regarding a proposed subdivision located near 1200 North Hwy 89, Harrisville UT. North View Fire District covers the cities of Harrisville, Pleasant View and North Ogden. This proposed subdivision falls within the boundaries of North View Fire District.

North View Fire District will provide the proposed development with both Fire and EMS services.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Barker', with a long horizontal flourish extending to the right.

Ryan Barker  
Fire Marshal  
North View Fire District



# *Bona Vista Water Improvement District*

2020 West 1300 North, Farr West, Utah 84404

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

October 27, 2020

Harrisville Planning Commission  
363 West Independence Boulevard  
Harrisville, UT 84404

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- Review fees are paid to the District.
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Sincerely,

Blake Carlin  
Manager

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**Management**

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Matt Fox, Assistant Manager  
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### GENERAL INFORMATION

Issuance Date	Region	Project Name	OLP Application ID
1/25/2021	Region 1	(20-102) Rustic Acres	108209
Physical Address	City	Permit Type	Access Use Type
110180006	HARRISVILLE	New	Residential

### PERMITEE INFORMATION

Property Owner Name	Primary Contact	Primary Phone	Email
Heritage Land Development	Jessica Prestwich	(801) 644-6736	jessicap@sierrahomes.com

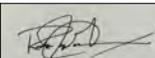
### LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION

State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0089	418.1			60	3 - Systm Priority Urban
0089	418.1	41.2797150	-111.9846095	60	3 - Systm Priority Urban
0089	418.1	41.2797094	-111.9846057	60	3 - Systm Priority Urban

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

**This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.**

Authorizing Name (printed)	Rodger Genereux	Authorizing Name (signed)	
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### TERMS, CONDITIONS, AND LIMITATIONS

1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:
  - A) Non-compliance with the permit provisions including terms, conditions, and limitations



- B) Deviating from the approved permit provisions without written authorization
- C) Misrepresentation(s) discovered on the originating application, or associated documents
- D) Adverse weather or traffic conditions
- E) Concurrent transportation construction or maintenance operations in conflict with the permit
- F) Any condition deemed unsafe for workers or for the traveling public
- G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.



**Conditional Use Application**

**Date / Time**

**Phone Number**

8015897909

**Applicant's Address**

1011 W 1650 N

**State**

Utah

**Property Owner's Name**

Jason J Richards and Shelly L Richards

**Present Zoning of Property**

RE-15

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

I would like to run a small UTV/ATV repair business out of my shop. I will not be parking any machines outside. Machines would be dropped off and picked up by the customer. I will not have more than 3 customer machines in my shop at one time. My hours I'd like to work would be ~5:00 pm to 10:00 pm and from 8:00 am to 10:00 pm on Friday, Saturday and Sunday. These are hours I could possibly be working depending on the job.

**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)**

Jason Richards

**Full Name**

Jason J Richards

**Email Address**

jason.j.richards@gmail.com

**City**

Harrisville

**Zip Code**

84404

**Harrisville Property Address**

1011 W 1650 N

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

**Applicant's Signature**

Jason Richards

**Customers Information**

**Company Name**

J&S UTV Repair & Fabrication

### **11.18.050 Basis For Issuance Of Conditional Use Permit**

The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:
  - a. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts;
  - b. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
    - i. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street;
    - ii. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
    - iii. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
  - c. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties;
  - d. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses;
  - e. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and
  - f. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses.
2. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in;
3. That the proposed location does not have any unresolved actual or alleged violations of the municipal code.

4. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City.
5. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

**HISTORY**

*Repealed & Reenacted by Ord. [372](#) on 7/14/2005*

*Amended by Ord. [441](#) on 9/27/2011*

### **11.10.020 Special Regulations**

1. Agricultural Accessory Structure. An agricultural accessory structure is a structure designed and used for the raising or storing of produce (vegetables or fruits) raised on the property where the structure is located.
  - a. The structure may be a permanent or temporary structure and shall comply with the minimum setbacks required for a produce stand if it is the main building on the site. If a dwelling also exists on the property any permanent agricultural accessory structure shall comply with the setback and other regulations of an accessory building.
  - b. The exterior surface of the structure shall not have a reflective surface that reflects the sun and creates a glare on adjacent properties at any time during the day.
  - c. The nontransparent exterior surface of a new building shall be of new materials or reuse of old materials whose original purpose was for exterior siding or roofing.
  - d. The structure or structures if located on a property that has a dwelling on it shall not occupy more than 25% of the area of the lot measured behind the rear of the dwelling.
2. Commercial crop and fruit production. A permanent or temporary structure used for the selling of produce may be permitted on the same parcel of property where the produce (vegetables or fruit) is raised provided that:
  - a. A permanent structure shall comply with the minimum setbacks required for a produce stand if it is the main building on the site. If a dwelling also exists on the property any permanent agricultural accessory structure shall comply with the setback and other regulations of an accessory building.
  - b. A temporary structure may be located in the front yard setback in an A-1 or R-1-20 zoned property provided that it is no larger than 100 square feet and is in place only during the harvest time of the produce being sold.
  - c. A temporary shade canopy no larger than 100 square feet is permitted in the front yard setback in the RE-15 and R-1-10 zones provided it is in place only during the harvest time of the produce being sold.
3. Plant Nursery. The raising of annual or perennial plants, shrubs and trees for sale is permitted provided the plants are grown on the property from which they are sold. Greenhouses used for the growing of the plants shall comply with the minimum setback requirements. The sales office for the use may be in a freestanding building if the use is the only use on the property. If a dwelling exists on the property the occupant of the dwelling must also be the owner and operator of the plant nursery in order to be allowed. No more than twenty-five (25%) percent of the home may then be used as the sales office.
4. Animals for family food production means the following:
  - a. Animals kept for the use of the owner for the purpose for food or to be sold to others to be used for food are classified into three groups, "large animals" includes cows, bison, llama and pigs; "medium animals" includes sheep, goats, and pot belly pigs; and "small animals" includes rabbits, chickens, geese, ducks, turkeys, pheasants, and a single beehive not exceeding three (3) feet in height counts as one small animal. Pigeon keeping is exclusively governed by the Animal Welfare Act of 2002 and the American Union for Pigeons National Rules and Regulations. For matters involving an animal that is not specifically identified in this part, said animal may be designated as "large", "medium" or "small" by the city's land use authority.

- b. For the appropriate applicable setback for structures housing animals and other animal regulations refer to the chapter governing Regulations Applicable to More than One Zone.
- c. Points allotted for each type of animals is as follows:
  - i. Large animals = 10 points required for each of this type of animal.
  - ii. Medium Animals = 5 points required for each of this type of animal.
  - iii. Small Animals = 1 point required for each of this type of animal.
- d. Lot size requirements by parcel and zone based upon the points allotted for each type of animal are as follows:
  - i. A-1 = 10 points for the first 25,000 square feet of pasture/open space, 1 point for each additional 2,000 square feet up to five (5) acres. The number of animals allowed on parcels over five (5) acres is governed by standards of sound agricultural practice.
  - ii. R-1-20 = 8 points for the first 20,000 square feet, 1 point for each additional 2,000 square feet up to five (5) acres.
  - iii. RE-15 = 6 points for the first 15,000 square feet, 1 point for each additional 2,000 square feet up to five (5) acres.
  - iv. R-1-10 = 4 points for the first 10,000 square feet, 1 point for each additional 3,000 square feet up to five (5) acres.
  - v. R-1-6 = 2 points for the first 6,000 square feet, 1 point for each additional 3,000 square feet up to five (5) acres.
- e. Special regulations applicable to all animals is as follows:
  - i. Owners shall keep animals in such a manner so as to prevent them from reaching onto adjacent property and eating trees and shrubs.
  - ii. Owners shall take necessary measures to prevent animals from creating obnoxious or offensive odor and noise, or otherwise create a nuisance affecting the buildings or property of others.
  - iii. Roosters are prohibited in all zones except A-1 and R-1-20 zones.
  - iv. An animal boarding establishment shall have a minimum of three (3) acres.
- f. Owners shall keep animals in structures that:
  - i. Allow each adult animal adequate living space.
  - ii. Store feed in a manner which prevents rodent infestation or harborage.
  - iii. Maintain animal structures in a clean, sanitary, and orderly condition and kept in good repair.
  - iv. Maintain animals in a healthy, disease-free condition. Those with communicable diseases shall be properly isolated.
  - v. Dispose of dead animals, manure, and all other animal related waste or products as provided by state and local law.

5. Dairy Farm. A dairy farm which operate for the sole purpose of wholesaling or retail sales of milk

is permitted to have ten (10) cows for the first 40,000 square feet of pasture area and one cow for each additional 4,000 square feet of pasture area.

## 6. Horse Raising

- a. The keeping of horses on a property without a dwelling unit is permitted in the applicable zones at a rate of one horse per 20,000 square feet.
- b. Horses that are kept on a property that has a dwelling can only be kept if the dwelling is a single family dwelling and the horses are kept a minimum of 30 feet behind the rear of the dwelling in all zones except in the A-1 zone. In the A-1 zone where the front yard accommodates a minimum 20,000 square feet of pasture area not including 30 feet of front yard space to accommodate landscaping horses may be kept in a fenced area in front of the house. The area required for the number of horses allowed is calculated beginning at a point 30 feet behind the rear of the dwelling. In the A-1 zone the lot area minus 15,000 square feet for the dwelling area is used to calculate the number of horses allowed. The allowed number of horses in all zones where allowed is based on 25,000 square feet for the first horse and 20,000 square feet for each additional horse.
- c. The keeping of horses shall be done in such a manner to prevent the horses from reaching onto adjacent property and eating trees and shrubs.
- d. Necessary measures shall be exercised to prevent the generation of obnoxious or offensive odor and noise, or otherwise create a nuisance affecting the buildings or property of others.

7. Churches, places of worship. The landscaped setback for the parking of a church or place of worship is the same setback as the building in the front and side yard facing a street. The rear and side yard setback for the parking may be an eight (8) foot landscaped set back in all residential zones. A six foot tall non-see-through screening fence is required for the parking areas located in the side and rear yards where the parking setback used is eight feet. No screening fence is required if the parking setback is the same as the side and rear yard setback of the main building required in the zone where the building is located. The maximum steeple height allowed whether attached to the main building or freestanding is fifty (50') feet.

## 8. Accessory swimming pool

- a. For the purpose of this provision, an accessory swimming pool is a permanent pool of water of a minimum three foot depth that is kept year round and the walls that contain the water are either below or above grade.
- b. Pools shall be located in the rear yard area of a dwelling as an accessory use to the dwelling. The pool shall be a minimum of ten (10') feet from any side or rear property line and meet the building setback for a side facing a street if the pool is located in a corner lot. Pumps, filters, and other mechanical equipment used to operate the pool shall also comply with the minimum setback requirements.
- c. Access to the pool from other properties or the front yard of the dwelling is to be restricted by a minimum five foot tall fence which restricts passage of a human through the fence or a combination of building and fence that provides such access restriction.

9. Home occupation. A home occupation is the use of a portion of a single family dwelling, and/or accessory building, for a business, office, daycare, preschool, personal services such as hair care, common trade, or crafts. The following conditions shall be met in order to obtain a home occupation:

- a. Any home occupation with visiting clientele requires a conditional use permit.
- b. The employees at a home occupation site are limited to those who reside at the dwelling

where the home occupation occurs with the exception of a preschool and deliveries.

- c. The dwelling is the primary residence and no more than twenty-five (25%) percent of the floor space of the dwelling is devoted solely to the home occupation, excepting daycare.
  - d. There is no out door storage of any materials.
  - e. There is no vehicle or trailer repair or body work of any kind and no parking or placement of vehicles which are being repaired.
  - f. All work of the home occupation occurs in an enclosed structure.
  - g. There is no wholesale or retail sales of products, actual product display or warehousing of product directly from the home or accessory building except those items that are created on the property or from a common trade or craft.
  - h. No offensive noise, vibration, smoke, dust, odor, heat, or glare shall be produced and activities shall not include any activities which create a nuisance or hazard.
  - i. The home occupation is limited to hours of operation between 7 a.m. and 10 p.m.
  - j. Daycare is limited to a maximum of eight (8) children at anyone time who do not live in the dwelling between the hours of 6 a.m. and 10 p.m.
  - k. Preschool in a residence that operates four (4) or less hours per day, per session, up to two (2) sessions per day, and teaches more than nine (9) children, but not more than fourteen (14) children, plus supervisory personnel. The preschool area of the home shall also conform to the applicable standards of any building code.
  - l. All home occupations shall comply with all acceptable State codes and licensing requirements as well as have a home occupation business license from Harrisville City.
  - m. All home occupations shall comply with all health building and fire codes and regulations for the particular use on the property.
  - n. No home occupation, specifically trades and crafts, shall interfere with the predominately residential purpose and uses of the residential zone where a home occupation is to be located.
  - o. Notwithstanding the provisions of this section, the following are not considered home occupations requiring a permit or license:
    - i. Typical and occasional babysitting.
    - ii. Neighborhood yard care.
    - iii. Lemonade stands and similar stands operated by youth.
    - iv. Newspaper, delivery, and other such services.
    - v. Occasional garage or yard sales not to exceed four (4) times per year, per residence.
10. Residential facility for persons with a disability. This provision is to avoid discrimination in housing against persons with disabilities as provided in state and federal fair housing acts. A residential facility for persons with a disability shall be permitted in any zone where a dwelling unit is a permitted use provided it is consistent with land use regulations of a single family residential dwelling and conforms with the following requirements:
- a. The dwelling is occupied on a 24-hour per day basis by persons with a disability in a family-type arrangement and under the 24-hour supervision of resident managers as required to maintain, monitor and serve those persons residing in the facility.

- b. The facility is licensed by and conforms to all applicable standards and requirements of the Department of Human Services or the Department of Health and such license is presented to the city prior to occupancy of the facility.
- c. No person with a history of violent behavior who constitutes a direct threat to the health or safety of other individuals or which result in substantial physical damage to the property of others shall be placed in a residential facility for persons with a disability.
- d. Placement in a residential facility for persons with a disability shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- e. The facility shall meet all building, safety, and health ordinances applicable to similar dwellings.
- f. residential facility for persons with a disability that occupies an existing dwelling must do so without structural or landscaping alternations that would change the structure's residential character and make it out of character in design with the other dwellings in the neighborhood.
- g. New construction of a building for a residential facility for persons with a disability in a residential zone is required to meet the same land use regulations for single family dwellings regarding setbacks, height, building size, building design and materials, and parking coverage and location. The design shall have the appearance of a single family dwelling in order to not create a fundamental change in the character of the residential neighborhood.
- h. A minimum of two off-street parking spaces shall be required per facility
- i. No residential facility for persons with a disability which has more than four residents shall be established or maintained within 3/4 mile radius of another residential facility for the disabled or elderly.
- j. The use granted and permitted by this subsection is non-transferrable and terminates if the structure is devoted to a use other than as a residential facility for persons with disability or if the structure fails to comply with the ordinances adopted under this subsection, the license or certification issued by the department of Human Services of the department of Health terminates or is revoked, or the facility fails to comply with the regulations of this provision.
- k. These facilities must be licensed by the City Business License Department with the original license and any renewals thereof subject to the prior approval and inspection of the Weber County Health Department.

#### 11. Residential facility for the elderly.

- a. Residential facility for elderly persons, proposed within all zoning districts of Harrisville City zoned to permit residential dwellings shall be considered a permitted use by complying with all requirements of this section. The following requirements shall only be considered by the city in considering the application for a residential facility for elderly persons. If it is determined that the following requirements are met, the City shall grant any permits required to establish a residential facility for elderly persons.
- b. A residential facility for the elderly:
  - i. be owned by one of the residents or by an immediate family member of one of the residents or be a facility for which the title has been placed in trust for a resident;
  - ii. be consistent with the existing zoning of the desired location including zoning

district requirements for minimum area, yards, off street parking. The type of residential dwelling must be a single family dwelling.

iii. be occupied on a 24-hour per day basis by eight or fewer elderly persons in a family type arrangement.

c. The residential facility shall:

i. meet all applicable building, safety, zoning and health ordinances applicable to similar dwellings;

ii. provide adequate off street parking space;

iii. be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;

iv. not be established within three-quarters mile of other residential facility for elderly persons or residential facility for persons with a disability;

v. not have any person being treated for alcoholism or drug abuse placed in a residential facility for elderly persons; and

vi. ensure placement in a residential facility for elderly persons is strictly on a voluntary basis and not a part of, or in lieu of, confinement, rehabilitation , or treatment correctional facility.

d. The use granted and permitted by this section is nontransferable and terminates if the structure is devoted to a use other than a residential facility for elderly persons or if the structure fails to comply with applicable health, safety and building codes.

e. **DISCRIMINATION PROHIBITED.** This ordinance shall prohibit discrimination against elderly persons and against residential facilities for elderly persons. All applications for a permit to establish a residential facility for elderly persons must be based on legitimate land use criteria and may not be based on the age of the facility's residents. The requirements of this section that a residential facility for the elderly persons obtain a conditional use permit or other permit do not apply if the facility meets the requirements of existing zoning ordinances that allow a specified number of unrelated persons to live together.

12. Single family rowhouse dwelling. Single family rowhouse dwelling is more than two single family dwellings which are attached on at least one side of the structure to another single family dwelling. A single family rowhouse shall comply with the following requirements:

a. The side property lines of lot runs along the side wall of the dwelling and each lot is required to be a minimum of 4,000 square feet.

b. The front yard and sideyard facing a corner setback shall meet the required setback of the zone in which the dwellings are located but there is no required interior property line sideyard setback.

c. A two car garage, of a minimum of twenty four feet in width is required for each unit and shall be located at the rear of the lot and accessed by a twenty four (24) foot wide rear alley which serves the garages of the rowhomes.

d. There shall be a minimum thirty (30) foot separation between the rear of the dwelling and the garage in order to provide a private outdoor living space for the unit.

e. The minimum total floor area of the unit shall be sixteen hundred 1,600 square feet.

13. Two family dwelling. The following requirements shall be met in order to have two dwelling units in one building on one lot:
  - a. The minimum lot area requirement is 10,000 square feet.
  - b. Parking shall be located only in a two car garage for each unit. The garage doors shall be located on the side of the dwelling, typically referred to as a side loaded garage.
  - c. Minimum dwelling unit size shall be 1,200 square feet per unit.
  - d. Four, two inch caliper trees are required to be installed as part of the landscaping required for the property. All landscaping of the site is required to be in place before occupancy of the building is allowed.
  - e. A minimum of sixty (60%) percent of the total exterior wall surface of the structure shall be brick.
  
14. Public utility substation. Public utility substations shall be located on legal lots of the respective zone in which they are located. The lot area may be reduced to a minimum of 3,000 square feet by the Planning Commission when the facility is a small switching station or other control device and the facility is enclosed on all four sides by a residential appearing structure with exterior surface materials similar to the homes it is adjacent to. On these reduced lot area facilities the setback shall be the same as the front yard setback and side facing a corner setback of the zone in which it is located but the side and rear setback is a minimum of five (5') feet.
  
15. Telecommunication towers. The approval of any telecommunication towers shall require the tower to be designed to and require acceptance of co-location of service providers. The antenna array shall be as compact to the pole as possible if a pole is required. Attachment of the antenna to existing structures such as smoke stacks, steeples or existing poles is the first consideration in considering telecommunication tower placement.
  
16. Television or satellite dish. Television or satellite dish antennas between four and twelve feet in diameter are subject to the following requirements. Dishes smaller than four feet in diameter are exempt from these provisions and no dishes larger than twelve feet in diameter are allowed.
  - a. Dishes shall only be located in the rear yard of a lot. If a signal is not obtainable from the rear yard location then an exception granted by the Board of Adjustments may be petitioned for a location where a signal is obtainable. The Board shall consider a location that has the least visible impact on the neighborhood and yet has an obtainable signal.
  - b. No portion of the dish shall be closer than five feet to any side or rear property line of the lot.
  - c. The maximum height from the ground to the top of a dish is fifteen feet, unless granted an exception according to the conditions listed in 18.A.
  - d. All dishes shall be erected in a secure and wind resistant manner. Every antenna and dish shall be appropriately grounded for protection from lightning strike.

#### HISTORY

Adopted by Ord. [255](#) on 11/26/1991  
Amended by Ord. [280](#) on 3/28/1995  
Amended by Ord. [282](#) on 7/25/1995  
Amended by Ord. [324](#) on 10/13/1998  
Amended by Ord. [390](#) on 1/22/2008  
Amended by Ord. [422](#) on 8/10/2010  
Amended by Ord. [428](#) on 8/28/2010  
Amended by Ord. [467](#) on 7/22/2014  
Amended by Ord. [481](#) on 9/27/2016