

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m. November 13, 2013

Commissioners: Jeff Pearce	Staff: Shanna Edwards (Secretary)
Steve Weiss	
Dave Stephenson	Visitors: Ruth Pearce
Tyler Malmrose	Heidi Mead
Roger Shuman	Jim Flint
Mike Wells	Sean Hart
David Eckersley	

1. CALL TO ORDER: Chairman Weiss called the meeting to order at 7:15 p.m.

2. CONSENT AGENDA: Approval of Minutes of meeting held August 14, 2013.

MOTION: Commissioner Pearce motioned and Commissioner Malmrose seconded to approve minutes of the planning commission meeting held August 14, 2013, as presented. Voting was unanimous with the exception of David Eckersley who abstained since he was not in attendance at that meeting.

3. LOT LINE ADJUSTMENT consideration for approval to incorporate the north portion of the Sean Hart LLC property located at 1589 North 750 West (110200039) into Edward Saunders' property (#110200008).

Jim Flint explained that this action precipitates the action in Item 4. Property owners have agreed to move the lot line 115.62 feet south and incorporate this 2.11 acres into Edward Saunders property.

MOTION: Commissioner Eckersley motioned and Commissioner Shuman seconded with unanimous approval to approve incorporation of a portion of the Sean Hart property into the Edwards Saunders' property through a lot line adjustment.

4. PUBLIC HEARING / RECOMMENDATION on an application requesting that the existing buildings on the Sean Hart LLC property located at 1589 North 750 West become a commercial condominium project.

MOTION TO OPEN PUBLIC HEARING: Commissioner Pearce motioned and Commissioner Malmrose seconded with unanimous approval to open the public hearing.

Public Comment: None

MOTION TO CLOSE PUBLIC HEARING: Commissioner Pearce motioned and Commissioner Eckersley seconded with unanimous approval to close public hearing.

DISCUSSION: Jim Flint stated that the purpose of this development is to allow, Sean Hart, to sell the five units individually. Common area will be along front for parking. The declaration, which he reported has been reviewed and approved by City Attorney, Mike Junk, covers how the

project shall sold including management of common area. The buildings are separate units except Buildings 4 and 5. This is being considered a “Community Ownership Development” which is in compliance with Utah Code, Title 57 referenced in Chapter 12.05 of the municipal code. He later explained that Chapter 8a, of Title 57 provides for each owner to own the building and property footprint of their building including responsibility for them to maintain their building exterior. Sheet 1 (dated 11-13-13) of the site plan clearly declares assigned parking spaces, identifies utility locations, and the shared storm water detention. It was noted that there is a ten foot access on the Pacific Corp property on the south border of the property which will not be used to access this project. The project combines property owned by William Hart and Sean Hart. The strip along the tracks remains as a separate parcel in the ownership of William Hart, but his property is included in the covenants of the project. Maintenance of the common areas will done through an association among those who own the property. Sean Hart may possibly build another building in the future, but that is the maximum amount the fire marshal feels comfortable with on this property. The only way for Sean Hart to maintain flexibility for the possible future building is for him to retain ownership of Parcel B which includes all property with the exception of the units and the common area parking in front of the units. Owners may be allowed to use the remaining Parcel B area owned by Sean Hart for storage with his approval and compensation for the use. Commissioners questioned what will control that back property from becoming a dumping ground. Jim Flint said Sean will be the governing person, but Sean said owners of the buildings cannot store boats or trailers there. The back property will remain open, but will eventually be gated so public cannot get to the back; however, access in the center between Units 4 and 5 has to be left open for fire protection access. Providing a central garbage dumpster was discussed but Jim Flint said the declaration states each owner will have their own garbage container.

Chairman Weise read the letter from Bob Bergman of Wildcat Storage who was not opposed to this community ownership development but he requested Sean Hart spray the south and west sides of the fence line with a yearly sterilant.

MOTION: Commissioner Shuman motioned to recommend the city council give preliminary and final approval to the application for the Sean/William Hart property to become a community ownership development as shown on the plans and outlined in the declaration. The motion was seconded by Commissioner Pearce and voting was unanimous.

6. PUBLIC COMMENTS: none

7. ADJOURN: A7:30 p.m., Commissioner Pearce motioned and Commissioner Eckersley seconded to adjourn. The next regular planning commission meeting is scheduled for December 11, 7:00 p.m. at the city hall. Secretary Edwards invited commissioners to the city council meeting December 10, 2013, 7:00 p.m. at the city hall which will include recognition for Mayor Hendrix as he leaves office.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman

