



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

PLANNING
COMMISSION:

Nathan Averill
Chad Holbrook
Brenda Nelson
William Smith
Brad Elmer
Jordan Read

**Harrisville City Planning Commission
Harrisville City Offices
Wednesday, November 8, 2023**

AGENDA

[Zoom Meeting Link](#)

Meeting ID: 859 0169 5714

Passcode: 446989

- 1. CALL TO ORDER**
- 2. CONSENT APPROVAL** – of Planning Commission minutes from October 11, 2023.
- 3. DISCUSSION/ACTION/RECOMMEND** – to approve site plan amendment for expansion of Wal-Mart Pick-up and Delivery area within the Harrisville Retail Subdivision located at 534 N Harrisville Road.
- 4. DISCUSSION/ACTION/RECOMMEND** – to approve Conditional Use Permit # 142 an application for a preschool/child care business located at approximately 2365 N 500 W.
- 5. DISCUSSION/ACTION/RECOMMEND** – to approve letter of support for the Rural Communities Opportunity Grant.
- 6. PUBLIC COMMENTS - (3 minute maximum)**
- 7. COMMISSION/STAFF FOLLOW-UP.**
- 8. ADJOURN.**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy 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, 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 Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.



Harrisville City Planning Commission Minutes

Harrisville City Offices
Wednesday, October 11, 2023

Commissioners:	Nathan Averill Chad Holbrook Bill Smith Brad Elmer Jordan Read	Staff:	Jennie Knight (City Administrator) Cynthia Benson (Deputy Recorder) Justin Shinsel (Public Works Director)
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Visitors: Michelle Tait, Arnold Tait, Grover Wilhelmsen, Diana Wilhelmsen

1. CALL TO ORDER

Chair Averill welcomed all in attendance.

2. CONSENT APPROVAL – of Planning Commission minutes from September 13, 2023.

MOTION: Commissioner Smith motioned to approve Planning Commission minutes from September 13, 2023. Commissioner Holbrook seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

3. PUBLIC HEARING - In accordance with Utah Code §10-9A-205, the Harrisville City Planning Commission will hold a Public Hearing on Harrisville Ordinance 544; Repealing and Re-Enacting Title 12 Harrisville Subdivision Regulations.

Jennie Knight, City Administrator, explained during the 2023 Legislative Session, state legislators passed new requirements for municipal subdivision review processes. The deadline for cities to be compliant with the new state code requirement is February 2024. Harrisville staff enlisted Jones & Associates to help draft the proposed ordinance to repeal and re-enact Title 12 of the Harrisville Municipal Code before the deadline expires.

Chair Averill read the rules for a public hearing before entertaining a motion to open the public hearing.

MOTION: Commissioner Holbrook motioned to open the public hearing on Harrisville Ordinance 544; Repealing and Re-Enacting Title 12 Harrisville Subdivision Regulations. Commissioner Elmer seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

Grover Wilhelmsen brought up his concerns about this legislation coming down from the State. He is concerned the State is taking away the ability for the public to comment on growth and the City Council to have a say in the development of the city.

MOTION: Commissioner Read motioned to close the public hearing on Harrisville Ordinance 544; Repealing and Re-Enacting Title 12 Harrisville Subdivision Regulations. Commissioner Smith seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to recommend approval for the proposed Ordinance 544; Repealing and Re-enacting Title 12 Harrisville Subdivision Regulations.

Ms. Knight highlighted the bulleted points of the new ordinance which will impact how the city conducts subdivision approvals. The General Provisions contained the definitions section being updated to include only definitions used in this title. The Administrative Land Use Authority is created by appointment to review applications and the City Council is removed from the subdivision approval process. New legislation requires the “Review Cycle” which allows for a maximum of four (4) total reviews during the subdivision review process. “Complete” applications must be received from the developer to initiate a review cycle. Subdivisions of thirty (30) lots or more are required to be phased developments. New deadlines are outlined for the Administrative Land Use Authority’s response to complete applications. She explained response times are now outlined at fifteen (15) days for preliminary approvals and twenty (20) days for final approvals. The submission requirements have been updated. (i.e., Digital submissions are now required). Development activity prior to plat recording has been updated to meet the city’s practice of allowing installation of infrastructure prior to the recordation of the plat which requires escrow to be established. Deferral Agreements have been updated to include two options. Flag lots have been included for consideration to help meet the Moderate-Income Housing requirements and allow for more housing options. She added this recommendation is completely up to the Planning Commission or City Council. Harrisville has historically not allowed them due to frontage availability. Exemptions for agricultural purposes have been identified.

Discussion between staff and the commission occurred on Deferral Agreements or Fee in Lieu.

Staff stated historically Harrisville has required a deferral agreement when a portion of a subdivision infrastructure is not being installed during the normal subdivision process. In the case of the Larsen Lane widening project, the city did not have to rely on deferral agreements because of federal and state funding received to complete the project. There are two proposed options: one is a deferral agreement or fee in lieu within the proposed new subdivision code. One will need to be chosen before the adoption of the new ordinance by either the commission or the council. Currently, the city has a developer set up an escrow account based on an engineer's cost estimate for remaining uncompleted items. There is a time restraint for completion along with a liability on the city during annual audits of funds. An item to consider with these two options is the areas within the city which do not have infrastructure and may not qualify for future funding. Fee in lieu would ensure the city is receiving something instead of relying on an unsuspecting property owner who may not be aware of an existing deferral agreement.

Chair Averill asked how long Harrisville had been a right to farm city. Ms. Knight answered Harrisville has always been recognized as a rural community due to our population. However, we are recognized from the state as qualifying for moderate income housing. Agricultural land is still farmed in some areas of the city.

Staff and the commission also discussed sections Flag Lots and Trails along with the new phasing requirements and how the review processes will appear. Ms. Knight concluded the new subdivision ordinance does not replace any other Land Use approval process. This code changes the subdivision review process making it an administrative action. The commission would have their reviews after site plan approval which would be completed by the current Project Management Committee serving as the Administrative Land Use Authority.

MOTION: Chair Averill motioned to recommend approval of Harrisville Ordinance 544; Repealing and Re-Enacting Title 12 Harrisville Subdivision Regulations recommending Fee in Lieu of Actual Improvements section as section 12.03.05. Commissioner Holbrook seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Bill Smith	Yes
Brad Elmer	Yes
Jordan Read	Yes

All voted in the affirmative.

5. PUBLIC COMMENTS - (3 minute maximum)

No Public Comments

6. COMMISSION/STAFF FOLLOW-UP.

Staff reminded the commissioners of the Annual Fall Festival, which will be held on Tuesday, October 17 starting at 5:15 pm. All are invited to come and participate.

Vice-Chair Holbrook asked if there were any other developments in the city. Ms. Knight replied so far, the only thing on the agenda for next month is a conditional use permit which did not meet the timeline requirements to be included on this meeting's agenda. However, there are a couple of items on the Project Management agenda which could potentially be considered, but are still under the staff review process.

Chair Averill asked if a new commissioner would be replacing Commissioner Brenda Nelson who was released at last night's City Council meeting. Ms. Knight said this decision is completely up to the Mayor.

Commissioner Holbrook asked if the city would be open to hosting the Highland Games. He would like to see the city bring in the games as part of a city festival. Commissioner Elmer added there are organizers for this kind of event. Discussion between everyone present occurred on whether to consider bringing this kind of event to the city.

7. ADJOURN.

MOTION: Chair Averill motioned to adjourn the meeting. Commissioner Elmer seconded. All voted in the affirmative. Meeting was adjourned at 8:03 pm.

Nathan Averill
Vice-Chair

Cynthia Benson
Deputy Recorder



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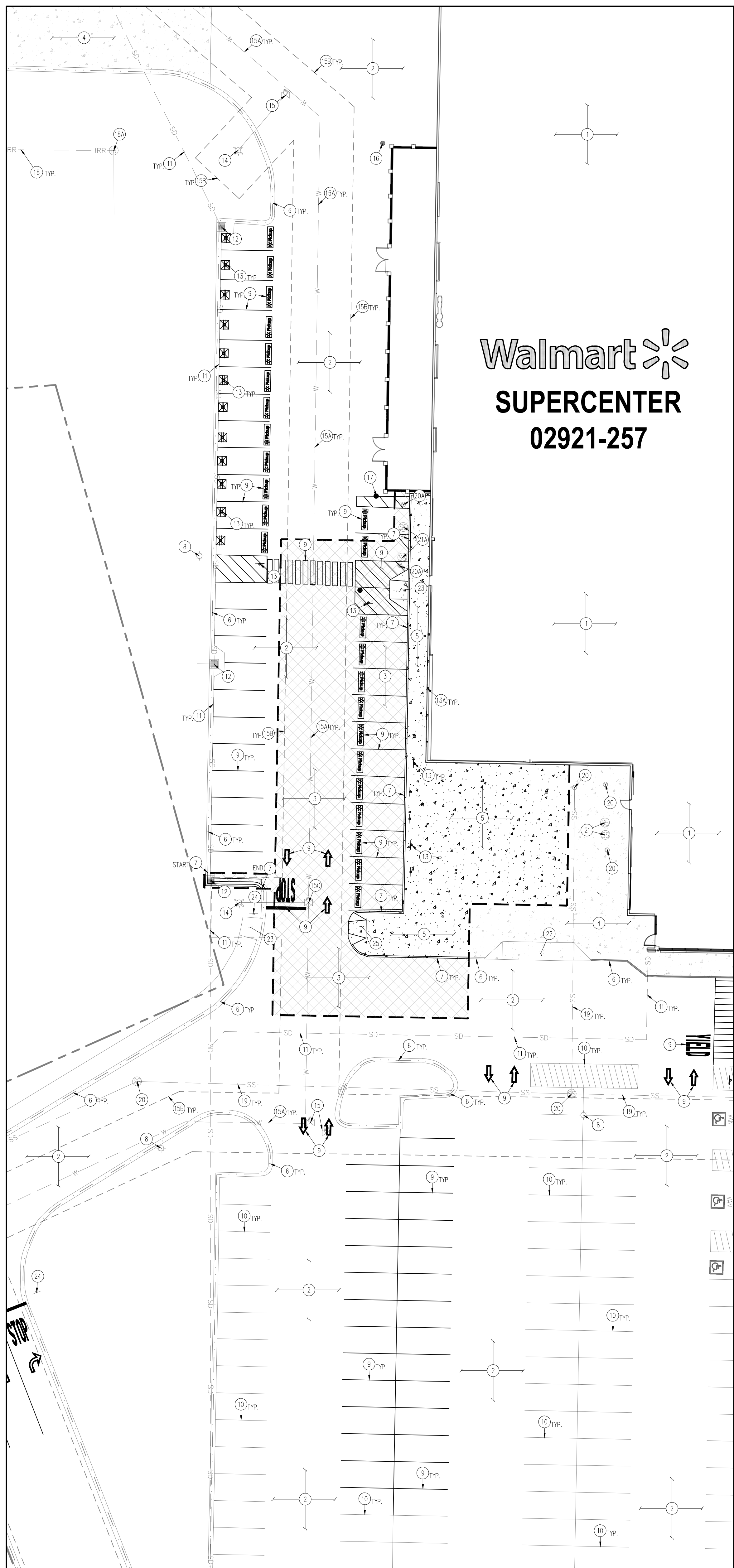
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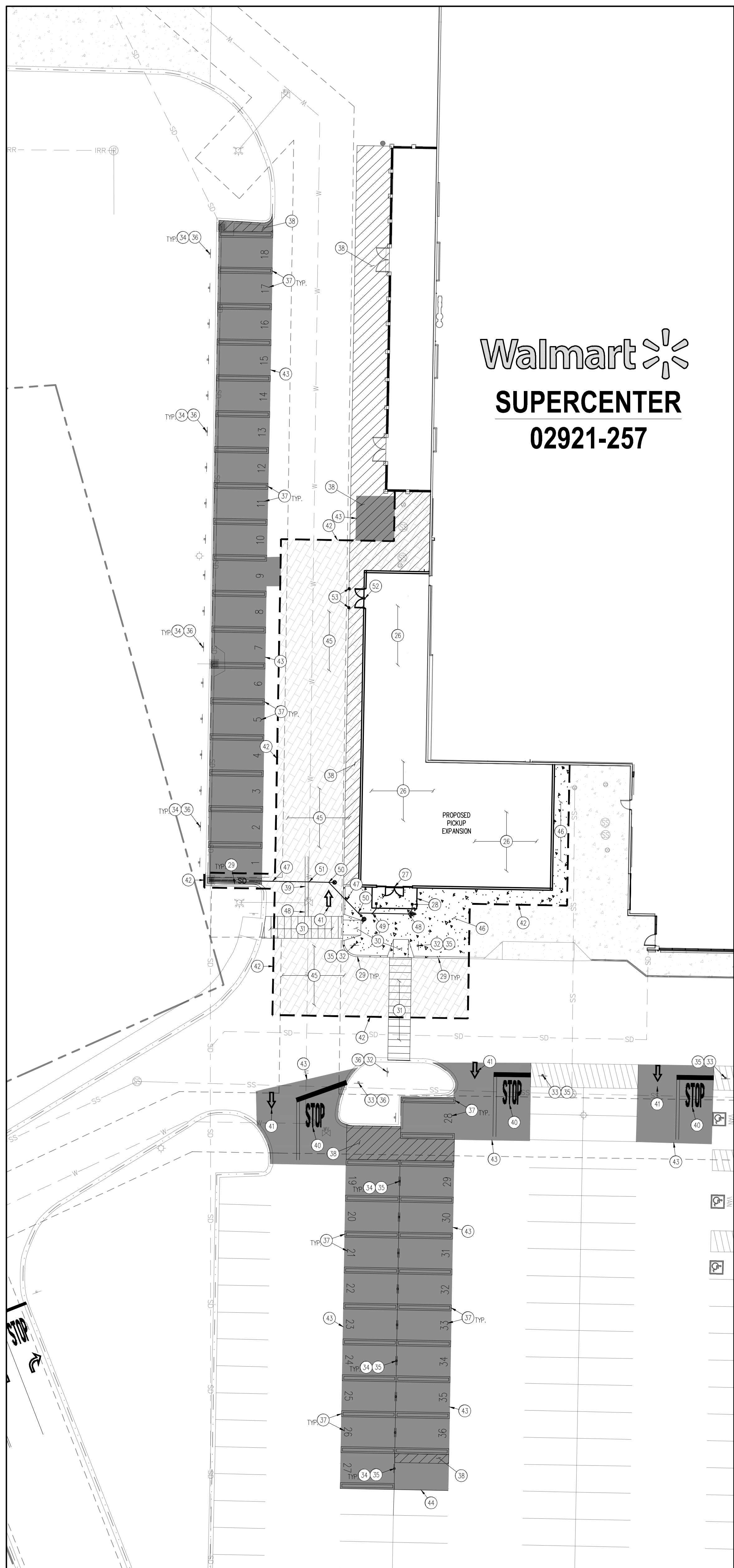
MEMORADUM

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
Date: October 31, 2023
RE: Commercial Site Plan Amendment for Walmart
Zone: CP-2
Parcels: 11-300-0001
Acreage: 20.48 acres

Application for a commercial site plan amendment was received on September 12, 2023 for Walmart located at approximately 534 North Harrisville Road. All applicable fees have been paid to date. The Project Management Committee reviewed this application at the October 12th meeting and found no outstanding issues with Planning/Zoning or Engineering. This application received a positive recommendation for approval from the Project Management Committee meeting subject to Harrisville Municipal Code and any other staff or agency comments.



DEMOLITION PLAN
SCALE 1" = 20'



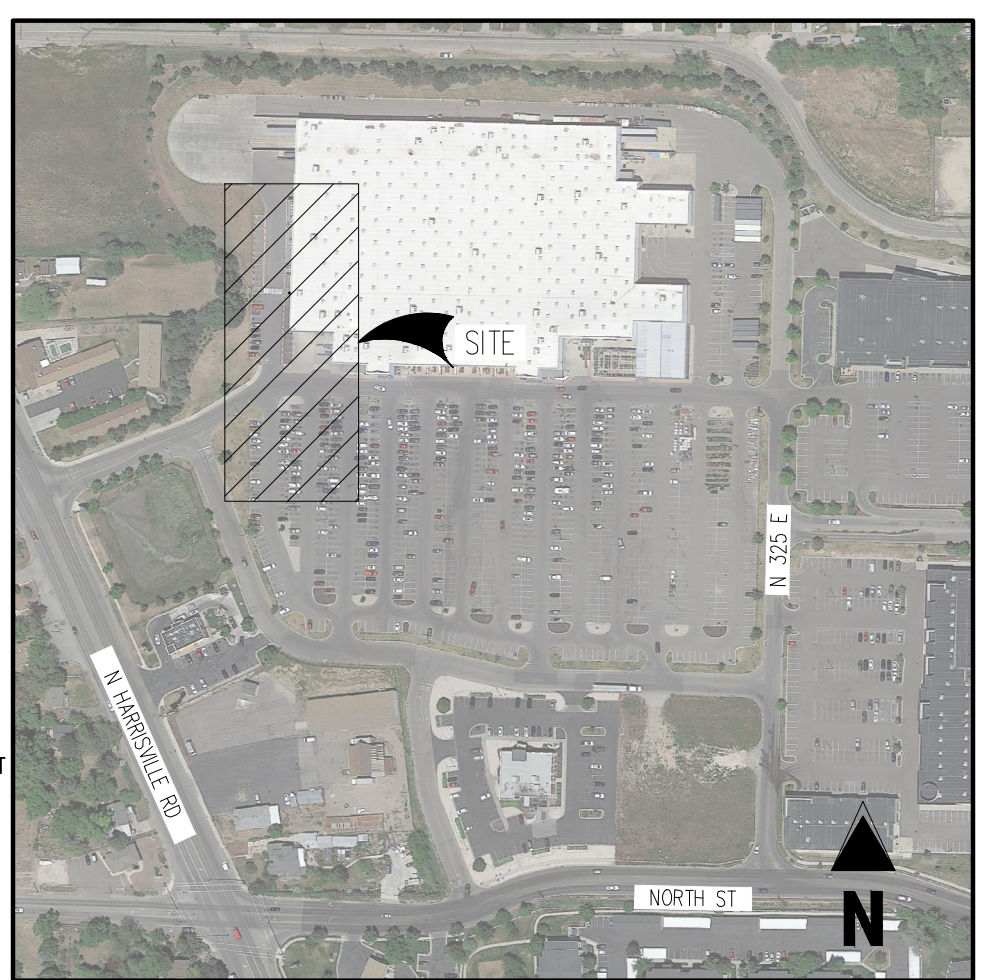
SITE PLAN
SCALE 1" = 20'

LEGEND

EXISTING CURB AND GUTTER TO REMAIN
PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER TO BE REMOVED
EXISTING CONCRETE PAVING TO REMAIN
PROPOSED CONCRETE PAVING/SIDEWALK
EXISTING ASPHALT PAVING TO REMAIN
PROPOSED ASPHALT PAVING
EXISTING CONCRETE PAVING/SIDEWALK TO BE REMOVED
PROPOSED SEAL COAT
EXISTING BOLLARD TO REMAIN
EXISTING BOLLARD TO BE REMOVED
EXISTING LIGHT POLE TO REMAIN
EXISTING SIGNAGE TO REMAIN
EXISTING SIGNAGE TO BE REMOVED
PROPOSED SIGN MOUNTING W/ BREAKAWAY POST OR BOLLARD POST
EXISTING WATER VALVE TO REMAIN
EXISTING HYDRANT TO REMAIN
EXISTING WATER LINE TO REMAIN
EXISTING STORM SEWER LINE TO REMAIN
EXISTING STORM SEWER STRUCTURE TO REMAIN
EXISTING IRRIGATION LINE TO REMAIN
EXISTING IRRIGATION MANHOLE TO REMAIN
EXISTING SANITARY SEWER LINE TO REMAIN
EXISTING SANITARY SEWER STRUCTURE TO REMAIN
PROPOSED STORM SEWER LINE
PROPOSED STORM SEWER CLEANOUT
PROPOSED SANITARY SEWER LINE
EXISTING WALMART BUILDING
EXISTING WALMART BUILDING TO REMAIN
PROPOSED BUILDING EXPANSION
PROPOSED SITE BOLLARD

SITE & DEMOLITION SCHEDULE

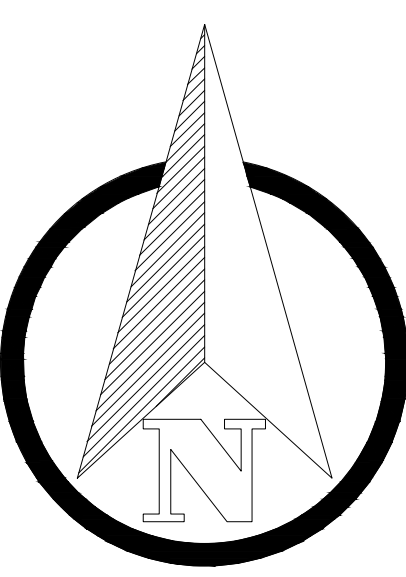
- EXISTING WALMART BUILDING TO REMAIN.
- EXISTING ASPHALT PAVEMENT TO REMAIN.
- EXISTING ASPHALT PAVEMENT TO BE REMOVED.
- EXISTING CONCRETE SIDEWALK/PAVEMENT TO REMAIN.
- EXISTING CONCRETE SIDEWALK/PAVEMENT TO BE REMOVED.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING CURB AND GUTTER TO BE REMOVED.
- EXISTING LIGHT POLE AND BASE TO REMAIN.
- EXISTING PAVEMENT MARKINGS/STRIPING TO BE REMOVED.
- EXISTING PAVEMENT MARKINGS/STRIPING TO REMAIN.
- EXISTING STORM SEWER LINE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING STORM SEWER STRUCTURE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING SIGNAGE, SIGN POST, AND BASE TO BE REMOVED.
- EXISTING WALL-MOUNTED SIGNAGE TO BE REMOVED.
- EXISTING HYDRANT TO REMAIN.
- EXISTING WATER VALVE TO REMAIN.
- EXISTING WATER LINE TO REMAIN.
- EXISTING WATER EASEMENT TO REMAIN.
- EXISTING WATER VALVE TO REMAIN, RM TO BE ADJUSTED TO MATCH PROPOSED PAVEMENT ELEVATIONS.
- EXISTING SITE BOLLARD TO REMAIN.
- EXISTING SITE BOLLARD TO BE REMOVED.
- EXISTING IRRIGATION LINE TO REMAIN.
- EXISTING IRRIGATION MANHOLE TO REMAIN.
- EXISTING SANITARY SEWER LINE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN AND BE PROTECTED IN PLACE, RM TO BE ADJUSTED TO MATCH PROPOSED PAVEMENT ELEVATIONS.
- EXISTING GREASE INTERCEPTOR TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING GREASE INTERCEPTOR TO REMAIN AND BE PROTECTED IN PLACE, RM TO BE ADJUSTED TO MATCH PROPOSED PAVEMENT ELEVATIONS.
- EXISTING CART RAMP TO REMAIN.
- EXISTING CONCRETE RAMP TO REMAIN.
- EXISTING SIGNAGE AND BASE TO REMAIN.
- EXISTING CONCRETE RAMP TO BE REMOVED.
- PROPOSED BUILDING EXPANSION (REF. ARCH PLANS).
- PROPOSED PICKUP DOOR (REF. ARCH PLANS).
- PROPOSED ASSOCIATE CANOPY AND COLUMNS (REF. ARCH PLANS).
- PROPOSED CURB AND GUTTER (REF. PAVEMENT DETAILS).
- PROPOSED CONCRETE RAMP (REF. PAVEMENT DETAILS).
- PROPOSED ASSOCIATE PATH CROSSWALK STRIPING (REF. SITE DETAILS).
- PROPOSED 30"X30" STOP SIGN (REF. SITE DETAILS).
- PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
- PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD (REF. SITE DETAILS).
- PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY (REF. SITE DETAILS).
- PROPOSED PICKUP STALL STRIPING AND PICKUP NUMBER MARKING (REF. SITE DETAILS).
- PROPOSED 4" SOLID WHITE PAINTED STRIPES AT 45° @ 2'-0" O.C.
- PROPOSED 4" DOUBLE SOLID YELLOW STRIPES.
- PROPOSED STOP BAR AND TEXT PAVEMENT MARKING (REF. SSM/SEEP PLANS).
- PROPOSED OPEN ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
- PROPOSED SAWCUT OF EXISTING PAVEMENT.
- PROPOSED SEAL COAT OF EXISTING PAVEMENT.
- PROPOSED STANDARD STALL STRIPING STALLS TO BE 9'-6"x18", 4" WIDE, WHITE STRIPING.
- PROPOSED ASPHALT PAVEMENT (REF. PAVEMENT DETAILS).
- PROPOSED CONCRETE PAVEMENT/SIDEWALK (REF. ARCH PLANS FOR CONCRETE DETAILS).
- PROPOSED 6" PVC STORM SEWER LINE (REF. GRADING PLAN).
- PROPOSED 4"x6" STORM SEWER WYE CONNECTION WITH CLEANOUT.
- PROPOSED 4"x6" STORM SEWER WYE CONNECTION.
- PROPOSED 6"x6" STORM SEWER WYE CONNECTION WITH CLEANOUT.
- UTILITY CROSSING MAINTAIN 18" SEPARATION.
- PROPOSED EGRESS DOOR (REF. ARCH PLANS).
- PROPOSED BOLLARD (REF. SITE DETAILS).



KEY MAP
APPX. 1" = 300'

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PARTS, WALLS, FLUMES, FOUNDATIONS, PARKING DECKS, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EXISTING CONTROL DEVICES ARE TO BE INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ON-SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTIPOATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW CHARGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWIM, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT APPLICABLE SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWMP).
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSTRUCTION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SHORING, BENCHING, ETC., AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
- QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR. REFER TO ARCHITECTURAL PLANS FOR LIMITS OF BUILDING DEMOLITION.



GRAPHIC SCALE
(IN FEET)
1 inch = 20'

PARKING TABLE

PARKING COUNT BASED ON AVAILABLE AERIAL IMAGERY.		
	EXISTING	PROPOSED SOLUTION
SQUARE FOOTAGE	204,419	208,537
STANDARD STALLS	998	961
ADA STALLS	23	23
PICKUP STALLS	25	36
REQUIRED BASED ON CODE	682	696
TOTAL PARKING STALLS	1046	1020
PARKING RATIO	5.12 SPACES / 1,000 SF	4.89 SPACES / 1,000 SF

Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER.

Walmart SUPERCENTER
HARRISVILLE, UT
534 N HARRISVILLE RD
STORE NUMBER: 02921-257
JOB NUMBER: WMT02921257

CHECKED BY: BDA
DRAWN BY: STH
PROTO DATE: 05/28/2023
ISSUE DATE: 08/21/2023

PROFESSIONAL ENGINEER
No. 374824-2002
ERANDOW D. ALLEY
STATE OF UTAH
08292023

DEMOLITION AND SITE PLAN

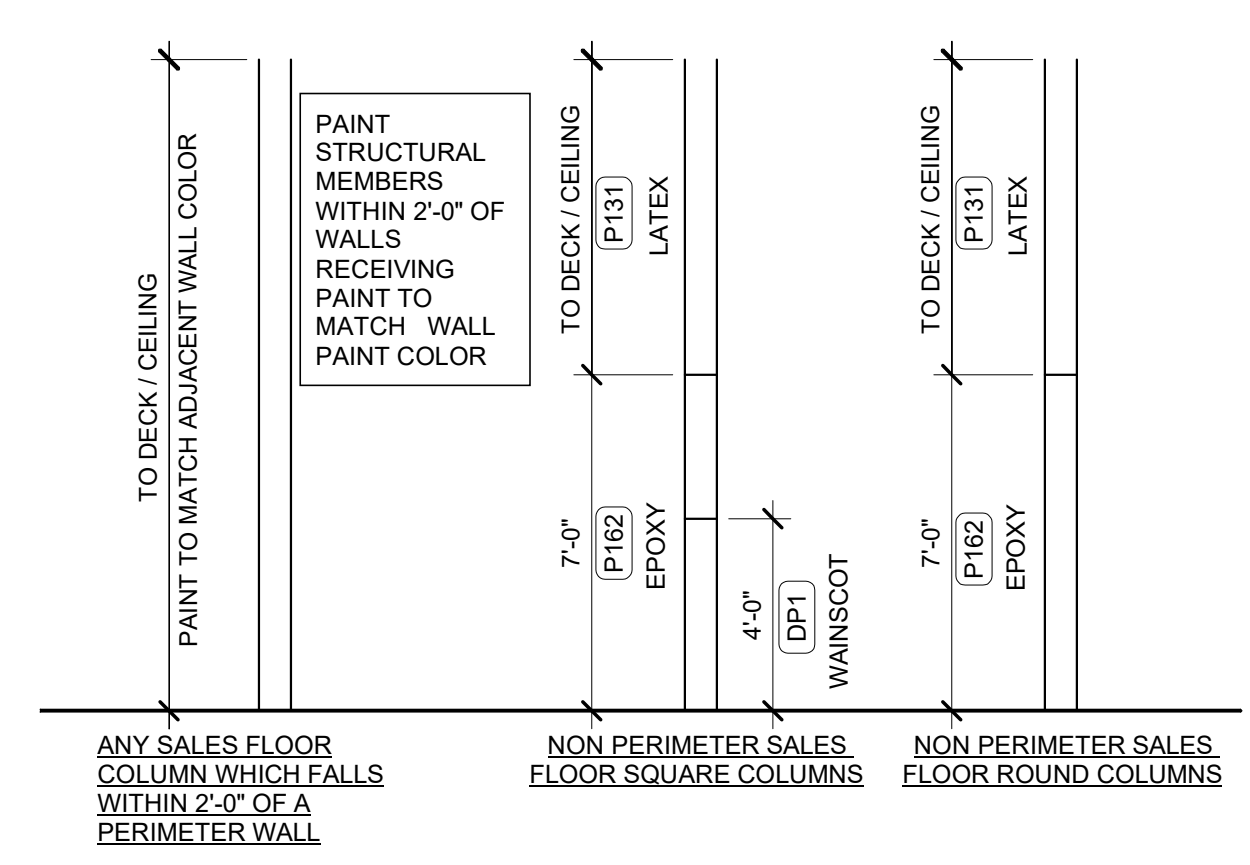
SHEET: **CS1**

SHEET NOTES

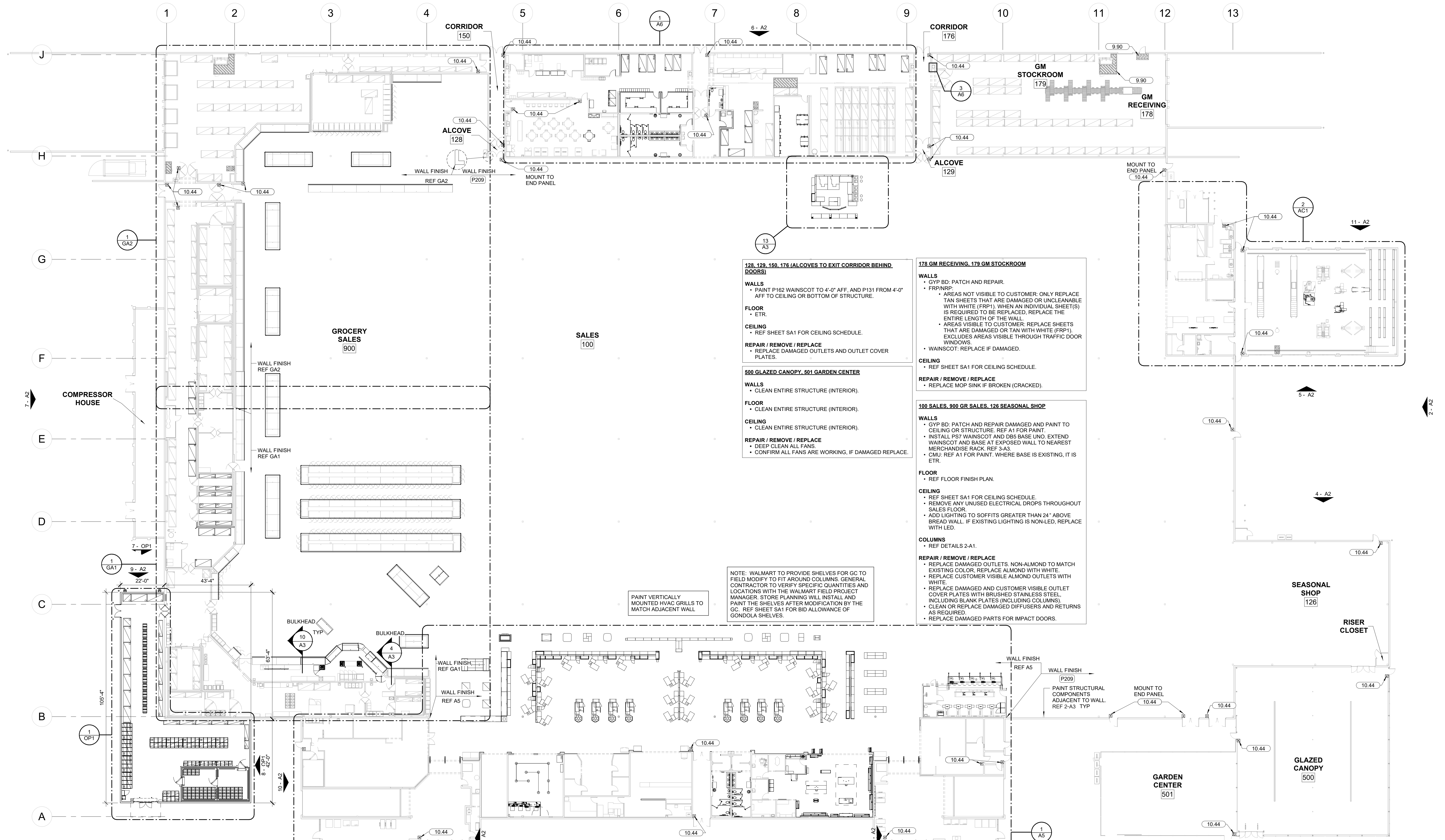
1. ENSURE ALL EXISTING WALL STANDARDS AND HALF GONDOLAS TO REMAIN ARE SECURE TO WALL.
2. RELOCATE AND/OR INSTALL PREFABRICATED CASH WRAPS FOR CHECKOUTS AND SERVICE COUNTERS.
 - CAULK BASE TO FLOOR WHEN LOCATION IS FINALIZED.
3. RELOCATION AND SETUP OF GONDOLAS AND/OR RACKING AS INDICATED ON F&S SHEETS WILL BE PERFORMED BY OTHERS.
 - ANCHORING OF UPRIGHTS TO BE PERFORMED BY GENERAL CONTRACTOR.
4. IF PRICE READERS, FIRE EXTINGUISHERS, PAPER TOWEL DISPENSERS, ETC ARE STRAPPED TO COLUMNS ON SALES FLOOR, REMOVE AND REINSTALL USING SCREWS, REF SHEET SA1 FOR BID ALLOWANCE.

KEYNOTES

9.90 FLOOR STRIPES, REF N1 FOR STRIPING CONDITIONS.
10.44 PROVIDE TACTILE "EXIT" SIGN, REF N1.



2 COLUMN COLORS
1/4" = 1'-0"



1 FLOOR PLAN
1" = 20'-0"

- 128, 129, 150, 176 (ALCOVES TO EXIT CORRIDOR BEHIND DOORS)**
- WALLS**
- PAINT P162 WAINSCOT TO 4'-0" AFF. AND P131 FROM 4'-0" AFF. TO CEILING OR BOTTOM OF STRUCTURE.
- FLOOR**
- ETR.
- CEILING**
- REF SHEET SA1 FOR CEILING SCHEDULE.
- REPAIR / REMOVE / REPLACE**
- REPLACE DAMAGED OUTLETS AND OUTLET COVER PLATES.
- 500 GLAZED CANOPY, 501 GARDEN CENTER**
- WALLS**
- CLEAN ENTIRE STRUCTURE (INTERIOR).
- FLOOR**
- CLEAN ENTIRE STRUCTURE (INTERIOR).
- CEILING**
- CLEAN ENTIRE STRUCTURE (INTERIOR).
- REPAIR / REMOVE / REPLACE**
- DEEP CLEAN ALL FANS.
 - CONFIRM ALL FANS ARE WORKING. IF DAMAGED REPLACE.
- 178 GM RECEIVING, 179 GM STOCKROOM**
- WALLS**
- GYP BD; PATCH AND REPAIR.
 - FRP/RFRP.
 - AREAS NOT VISIBLE TO CUSTOMER: ONLY REPLACE TAN SHEETS THAT ARE DAMAGED OR UNCLEANABLE WITH WHITE (FRP1) WHEN AN INDIVIDUAL SHEET(S) IS REQUIRED TO BE REPLACED, REPLACE THE ENTIRE LENGTH OF THE WALL.
 - AREAS VISIBLE TO CUSTOMER: REPLACE SHEETS THAT ARE DAMAGED OR TAN WITH WHITE (FRP1). EXCLUDES AREAS VISIBLE THROUGH TRAFFIC DOOR WINDOWS.
 - WAINSCOT: REPLACE IF DAMAGED.
- CEILING**
- REF SHEET SA1 FOR CEILING SCHEDULE.
- REPAIR / REMOVE / REPLACE**
- REPLACE MOP SINK IF BROKEN (CRACKED).
- 100 SALES, 900 GR SALES, 126 SEASONAL SHOP**
- WALLS**
- GYP BD; PATCH AND REPAIR DAMAGED AND PAINT TO CEILING OR STRUCTURE. REF A1 FOR PAINT.
 - INSTALL P97 WAINSCOT AND D85 BASE UNO. EXTEND WAINSCOT AND BASE AT EXPOSED WALL TO NEAREST MERCHANDISE RACK. REF 3-A3.
 - CMU; REF A1 FOR PAINT. WHERE BASE IS EXISTING, IT IS ETR.
- FLOOR**
- REF FLOOR FINISH PLAN.
- CEILING**
- REF SHEET SA1 FOR CEILING SCHEDULE.
 - REMOVE ANY UNUSED ELECTRICAL DROPS THROUGHOUT SALES FLOOR.
 - ADD LIGHTING TO SOFFITS GREATER THAN 24" ABOVE BREAD WALL. IF EXISTING LIGHTING IS NON-LED, REPLACE WITH LED.
- COLUMNS**
- REF DETAILS 2-A1.
- REPAIR / REMOVE / REPLACE**
- REPLACE DAMAGED OUTLETS. NON-ALMOND TO MATCH EXISTING COLOR; REPLACE ALMOND WITH WHITE.
 - REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE.
 - REPLACE DAMAGED AND CUSTOMER VISIBLE OUTLET COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES (INCLUDING COLUMNS).
 - CLEAN OR REPLACE DAMAGED DIFFUSERS AND RETURNS AS REQUIRED.
 - REPLACE DAMAGED PARTS FOR IMPACT DOORS.

Walmart
HARRISVILLE, UTAH
534 N. HARRISVILLE RD
STORE NO. 02921297

JOB NUMBER: 2021.1143
PROTO: 192

ISSUE BLOCK

NO.	DESCRIPTION	DATE

CHECKED BY: NJ
DRAWN BY: TB
PROTO: 192
PROTO CYCLE: 05/26/2023
DOCUMENT DATE: 08/21/2023

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

FLOOR PLAN

SHEET: A1



HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100
www.cityofharrisville.com

PLANNING
COMMISSION:

Kevin Shakespeare
Nathan Averill
Chad Holbrook
Brenda Nelson
Bill Smith
Brad Elmer

Staff Report

Conditional Use Permit Application
Home Occupation
October 31, 2023

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Conditional Use Permit #142 – Home Occupation
Parcels: 17-325-0005

A. Summary and Background.

On September 29, 2023 an application was received for a Conditional Use Permit for a Home Occupation at approximately 2365 North 500 West, Harrisville, which is zoned R-1-20. In accordance with Harrisville Municipal Code 11.10.020(9)(a) a conditional use permit is required for visiting clientele. The application is for a Preschool/Daycare for up to 10 children for 2.5-3 hours twice daily on Tuesday, Wednesday, and Friday during the school year. Preschool hours will be an AM session from 9-12pm and a PM session from 12-3pm. The preschool will also have one employee to assist with the children and meet state requirements.

B. Analysis.

Analysis of the application with regard to the Municipal Code is as follows:

1. HCMC §11.18.050 Basis For Issuance of Conditional Use Permit.

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 onsite 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.

2. HCMC § 11.10.020(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 outdoor 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. With compliance to Weber Morgan Health Department regulations, the use of a Permanent makeup Machine (PMU) for use of cosmetics in addition to scar coverings.*
- p. 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.

C. Conditions.

1. Compliance with Harrisville Municipal Code including HCMC §11.10.020(9) and all other staff or agency comments.

D. Recommendation.

Staff recommends approving the conditional use permit based on compliance with Harrisville Municipal Code subject to the outlined conditions in this report being met.



Conditional Use Application

Date / Time

09/29/2023

Phone Number

8015106702

Applicant's Address

2365 N 500 W

State

Ut

Property Owner's Name

Holly Egan

Present Zoning of Property

Full Name

Holly Savage Egan

Email Address

happyholl@hotmail.com

City

Harrisville

Zip Code

84414

Harrisville Property Address

2365 N 500 W

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

I know there was a preschool in this home about 11 years ago or so. The basement is designed as a preschool/child care center

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

I plan to provide preschool/child care services on Mondays, Wednesday and Thursdays beginning in the fall of 2024. We live in a cul-de-sac. There is plenty of parking that will not disrupt neighbors. I plan to have 10 children for 2.5 hours in the mornings and then offer child care at other times as I find clientele. I am also considering possibly creating things to sell online and out of my home or at boutiques. I am going to work with health department, fire department, and child care licensing department to make sure all of the permits I need are obtained. I will be the director of the child care and will have at most 2 people substituting for me if needed.

Applicant's Signature

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)

Harrisville City Municipal Code §11.18.030

Detailed location, Site, and/or Building Plan

No file(s) uploaded

Customers Information

Company Name

ABC+ME



Floor 1



Storage

Preschool Area



2550 North

575W

2500 N

500W

400W

Majestic Elementary

2425 N

Residence

PARKING

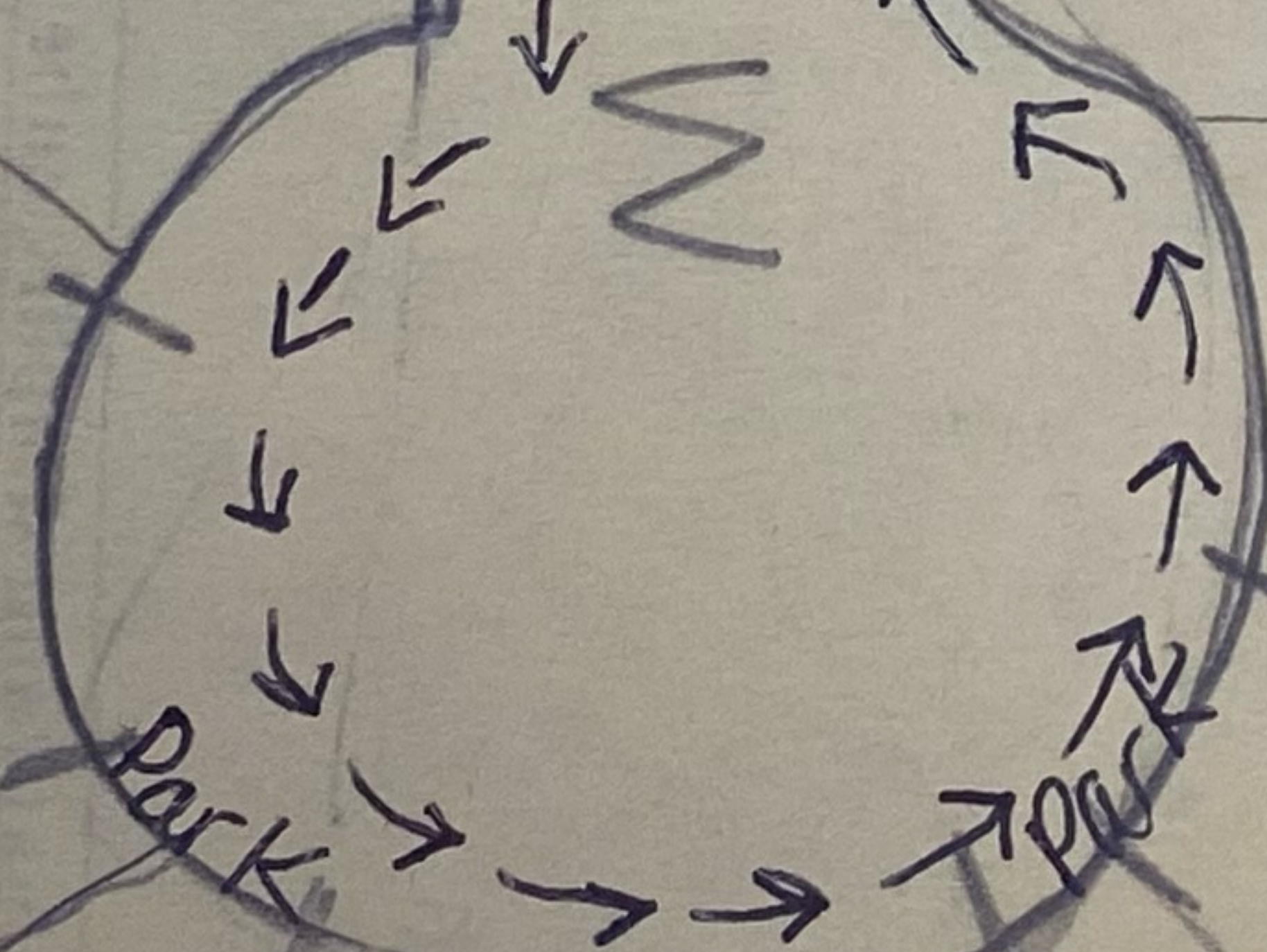
500W

PARKING

Residence

400W

Residence



Residence

LDS Church

ABC + ME
Preschool
2365 N 500 W

Walk-out basement



Customer: Holly Savage Egan

Billing Address: 2365 N 500 W, Harrisville, Ut 84414

Payment Method: Credit Card

Card Number: XXXX-XXXX-XXXX-8585

Conditional Use Permit (Residential Zones) <i>Form Submission</i>	Qty. 1	\$150.00
	Subtotal	\$150.00

Total: \$150.00



HARRISVILLE CITY

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PLANNING
COMMISSION:

Nathan Averill
Chad Holbrook
Brenda Nelson
William Smith
Brad Elmer
Jordan Read

To: Governor's Office of Economic Opportunity Grant
From: Harrisville Planning Commission
Date: November 8, 2023
Re: Letter of Support – Rural Communities Opportunity Grant - Harrisville City

Office of Economic Opportunity Grant;

Thank you for your consideration of a rural community opportunity grant application for Harrisville City. We offer this letter of support for this application which includes a new roadway that will serve as a primary connector for access between 750 West and Highway 89 in Harrisville City.

In our role as Harrisville Planning Commissioners, we will oversee the site development and offer support where needed to help advance much needed growth in our community. As well as encourage and promote the application of future grant opportunities for any proposed new business.

Opportunities for commercial growth in our rural community is a high priority and we look forward to building relationships with business owners for the successful partnership we know will develop through future projects. We are committed as Planning Commissioners to help identify and support local business growth throughout our city with increased consideration in this new area.

Thank you again for your consideration of this grant application. We look forward to the development of a prosperous and flourishing business community in our city.

Best Regards,

Nathan Averill
Chair
Harrisville Planning Commission