



HARRISVILLE CITY

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

MAYOR:

Bruce N. Richins

COUNCIL MEMBERS:

Grover Wilhelmsen
Michelle Tait
Jeffery Pearce
Jennifer Jensen
Michael Murtha

**CITY COUNCIL MEETING
AGENDA
363 West Independence Blvd
August 11, 2015**

"In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Recorder at 801-782-4100, providing at least three working days advance notice of the meeting."

7:00 P.M. CITY COUNCIL MEETING
Presiding: Mayor Bruce Richins
Mayor Pro Tem: Jeff Pearce

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE & OPENING CEREMONY** [Council Member Tait]
- 3. CONSENT ITEMS**
 - a. Approve the minutes of July 14, 2015 as presented.
- 4. BUSINESS ITEMS**
 - a. Emergency Planning Presentation [Keith Wheelwright]
 - b. Discussion/possible action to grant preliminary approval of the Hunting Park Subdivision. [John Barker]
 - c. Animal Control Services Discussion [Council Member Murtha]
 - d. Discussion/possible action on advice and consent to Mayor's Appointment of Planning Commission Alternate. [Mayor Richins]
- 5. PUBLIC COMMENTS - (3 minute maximum)**
- 6. MAYOR/COUNCIL FOLLOW-UP:**
- 7. ADJOURN**

DATE POSTED: August 10, 2015

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was faxed to the Ogden Standard Examiner, Weber County Library, and neighboring cities. The agenda was also posted at the following locations: City hall, on the City's website www.cityofharrisville.com and the State Public Meeting Notice website at <http://pmn.utah.gov>.

MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING
Tuesday, July 14, 2015 – 7:00p.m.
Council Chambers
363 West Independence Blvd
Harrisville, Utah 84404

Present: Mayor Bruce Richins, Council Member Grover Wilhelmsen, Council Member Michelle Tait, Council Member Jeff Pearce, Council Member Jennifer Jensen, Council Member Michael Murtha.

Staff: Bill Morris, City Administrator, Jennie Knight, City Recorder, Shawn Read, Police Officer.

Visitors: Ruth Pearce, Gary Robinson, Austin Teuscher, Aspen Teuscher, Robert Crockett, Jacob Schlegel, Blair Christensen.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Richins called the meeting to order and welcomed all visitors.

2. Opening Ceremony.

Mayor Richins led the pledge of allegiance and conducted the opening ceremony.

3. Consent Items.

- a. Approve the minutes of June 23, 2015 as presented.

MOTION: Council Member Tait motioned to approve the consent items for July 14, 2015 as presented. Council Member Jensen seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

a. 2015 Goal Review

Bill Morris reviewed the goal review sheet for 2014. He explained that because Council has been busy we didn't set any new goals for this year in January. Now is the time to review the goals from 2014 and set any new goals for 2015. Mayor and Council reviewed the goals that have been met. Council passed the departmental organization ordinance, approved the general plan map amendment, and promoted commercial business by creating new commercial area on the general plan map. Also this year we have become members of the Weber County Economic Development. Additionally staff has increased knowledge through education with regard to possibly creating districts to promote businesses. Bill Morris explained the budget has been balanced and we are expecting to receive an excellent audit report, suggesting Council add this as a 2015 goal.

Council Member Jensen suggested adding increased participation in the youth recreation program. Council Member Tait asked about having an adult recreation program. Council Member Jensen said Bryan Fife tried to have an adult volleyball league but could not obtain a venue.

Bill Morris said the CDBG grant was received and work completed to improve ADA access to the city office building. Council Member Jensen suggested adding sidewalk access on 2550 north for children's safety as a goal. Council Member Murtha added a strategic plan goal to be written over the next six months. Bill Morris explained the general plan contains several elements that can be considered in addition to a strategic plan. He said there are several impact fees that will be added to the general plan elements over the next six months. Council Member Pearce added he would like to increase focus on commercial businesses.

[Council Member Wilhelmsen arrived]

Council Member Wilhelmsen suggested adding visual rules and regulatory signs for soliciting within the city boundaries. Bill Morris advised adding this to the strategic plan. Council Member Wilhelmsen said they are seeing an increase of solicitors in their area. He also suggested adding a water conservation effort as a goal. Bill Morris stated this is mainly accomplished through education. Council Member Murtha pointed out there is an existing xeriscape pamphlet in the lobby. Bill Morris informed Council we will review these goals in January 2016.

b. Discussion/possible action on advice and consent to Mayor's Appointment:

- i. Appointment of Grover Wilhelmsen as Mayor Pro Tem.**
- ii. Planning Commission Appointments**

Mayor Richins advised Council of his recommendation to appoint Blair Christensen as a Planning Commissioner. He has been a Harrisville resident for 28 years. He has worked at Autoliv for over 20 years building air bags. He has some construction experience; he even helped build this city office building. He would like to get involved with the city and eventually run for Council. He was raised in Harrisville, he moved to Ogden briefly and has been in Harrisville ever since. His mother still lives in the area. Council Member Murtha asked what interested him in serving. He said he has always sat in the background and now feels it's time to get involved. Mayor Richins thanked Mr. Christensen for his willingness to serve.

MOTION: Council Member Pearce motioned to appoint Grover Wilhelmsen as Mayor Pro Tem and Blair Christensen as a Planning Commissioner. Council Member Murtha seconded the motion. All Council Members voted aye. Motion passed.

5. Public Comments.

Gary Robinson, 234 W. Independence Blvd, said he has a question about the arrows in the roadway on West Harrisville Road. He asked what will happen in the winter time when the arrows are not visible. When people are coming from the west to the east people are going through the left turn lane. He asked if the city is going to put up some signage. He suggested Council give thought to not make it a safety hazard. This change came about after 40 years of being the same. He also expressed concern with the water

notice that was included in the newsletter. Bill Morris explained the city was simply redirecting people to the appropriate contact because we don't handle water issues here at the city office. Bona Vista is a special service district separate from the city governed by state laws.

6. Mayor/Council Follow-up.

a. Follow-up on Weber County Economic Development

Council Member Pearce said the intent of a county wide meeting is to promote all the cities working together to bring in appropriate businesses. This may require one city to give up a business to another surrounding city, realizing some of their residents may be employed by this business. Working together to take a look at each city and locate our strong points to bring in good paying industries that will support the entire community. A note of weakness is having a clear vision of what we want in the future; what do we want things to look like in the future. Also knowing what direction we want to take will help utilize grants that may be available to bring in more businesses. In some cases Utah County has the political clout to bring in these large businesses. They are getting their highways built. Weber County is being left out of the picture a lot of times. They are taking a county wide look at what kind of industries we want. Opportunity was given to toss around ideas to get an outline to work with in future meetings. It might take two years to see results or even just a few months. Bill Morris said they picked three areas of focus; aerospace, outdoor recreational businesses, and general manufacturing. Council Member Murtha pointed out Utah is going to get preferential treatment because of Hill Air Force Base. The Federal Government looks at the strengths and weaknesses of communities that support bases. He is glad the county is addressing this but it's important for the city to have a strategic plan. Council Member Pearce said so we don't end up like Detroit supported by one industry. Bill Morris said they would like to get a theme for the county; how to brand Weber County.

Bill Morris informed Council Greenwood Charter School will be holding a ribbon cutting ceremony on August 22 at 10:00am. Mayor and Council are invited to attend. Jennie Knight will follow-up with more details.

Council Member Tait gave a brief overview of what is happening with the Farmer's Market. They have doubled the vendors in the past 10 days. Volunteers have made contact with vendors at Cherry Days and Ogden's Farmer's Market. There was one issue with the mass gathering permit that has since been worked out. The tax commission is being followed up on. She said there are a few things since we have not done this before. There are over 30 vendors willing to give it a try. We are having a problem getting produce this year. She hopes if people will come this week, maybe the produce vendors will come later. The Farmer's Market runs on Thursday evenings from 5:30-8:30pm beginning July 16th through September 3rd. She encouraged Council to help get the word out. Council Member Murtha asked if there is a map on the website for directions to the park. Jennie Knight will follow-up on this. Mayor Richins asked if there are any items for the Public Works. Council Member Tait said Brody Tait has been working out those details. One of the disc golf baskets will need to be removed. Council

Member Tait pointed out she tried not to drain the city resources. Brody Tait has over 110 hours into this project. Vendors are allowed to begin setting up at 4:30pm.

- 7. Closed Executive Session** – Utah State Code §52-4-204 & §52-4-205: The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

MOTION: Council Member Pearce motioned to enter into a Closed Executive Session. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.

Mayor and Council convened into a closed executive session.

MOTION: Council Member Tait motioned to close the Closed Executive Session. Council Member Wilhelmsen seconded the motion. A Roll Call vote was taken.

Council Member Murtha	Yes
Council Member Jensen	Yes
Council Member Pearce	Yes
Council Member Tait	Yes
Council Member Wilhelmsen	Yes

Motion passed 5-0.

8. Adjourn.

Mayor Richins motioned to adjourn at 8:05pm

9. HERITAGE DAYS REVIEW

Council Member Jensen suggested hiring this out to an individual or create a committee to run Heritage Days in the future. In her opinion, as far as chairing this event she feels a citizen should run this event. She suggested giving them a budget and let the individual do the leg work or create a committee to do the leg work. Council Member Tait pointed out in the past when committees were assigned there was no continuity between years. Council Member Jensen again suggested this should be hired out to run the whole event. She said she will not do this again. She put in 300 hours running this event. Council Member Wilhelmsen expressed his concern with allowing volunteers to run this event with the new state laws. If we hire an employee then benefits have to be considered. Council Member Jensen suggested contracting with someone who can work within the approved budget. She expressed her respect for former Council Member Morrell who chaired the event last year with only a few months notice. Mayor Richins pointed out that was the first year back to the full event as well. Council Member Murtha said there is a lot of weight to contracting out this event. One concern is contractors are not allowed to make decisions on behalf of the residents. They are hired on to complete a specific task. Volunteers are not allowed to sign off on behalf of the city. He said finding someone with the depth of knowledge necessary

might not work out. Council Member Jensen again expressed she won't be doing this again.

Mayor Richins said Council needs to decide whether to hold this event and when. Council Member Jensen suggested the week prior to Founder's Day since the city received negative feedback on having it the same day as Pleasant View. Mayor Richins said he received a suggestion from a resident to move the date as well. Council Member Murtha asked what the letter from Pleasant View stated. Mayor Richins said Pleasant View felt this created a public safety issue and they need assistance with their fireworks. Council Member Murtha said the Pleasant View celebration consists of a parade, salmon bake, and fireworks. He said he is not opposed to having a combined community event. Council Member Jensen said it did affect the parade because Pleasant View participants had to line up at 9am and opted not to participate in our parade.

Mayor and Council gave discussion on whether to continue the Heritage Days celebration. Council Member Wilhelmsen said as many years as he has been involved the issue in the summer is the heat. He didn't feel it was any different in June than with August, as far as the heat is concerned. He suggested staying away from the heat of the day with a parade and fireworks; maybe having vendors through the fireworks. Council Member Murtha said he also received feedback from the vendors they wanted to avoid the heat of the day. One vendor said she was not able to make the money she's made in the past. He suggested listening to those giving us feedback; by creating a post Heritage Days survey to ask the public's opinion.

Mayor and Council continued the discussion on whether to hold the event next year. Council Member Jensen suggested the dance and the fireworks; whether to simplify this and accommodate people later in the day. Council Member Murtha said he was not opposed to scaling things back. Ruth Pearce said she felt when they held the half day event, people were discouraged. Council Member Jensen said this adversely affected the attendance so she filled this time with activities this year.

Council Member Tait said there is a lot of input from people on when and where to have things but they don't step up to involve themselves by volunteering.

Mayor and Council discussed what other cities hold for their events. Council Member Tait suggested having little events throughout the year. Council Member Wilhelmsen said he is anxious to see where the Farmer's Market will go. Council Member Murtha suggested scaling things back. He watched the big day unfold and feels like that is too much for one person to take on. He said he received feedback on the Pleasant View fireworks being twice as long. If you consider the money spent; Pleasant View spent four times as much.

Council Member Jensen again suggested cancelling the day events, having a bigger fireworks show and a dance. Mayor Richins expressed his desire to continue with the 5K run. Mayor and Council agreed and gave discussion on how to continue with certain events and do away with others. Council Member Murtha said sponsors should be contacted in January when they are putting together their budgets for the year. Council Member Wilhelmsen suggested starting early for next year. Council Member Pearce said he would like to get feedback before Council makes a decision on next year's celebration. Council Member Jensen said why spend money when there are only a

handful of people in attendance. Mayor and Council gave discussion on how to improve things in the future.

Mayor Richins asked about the bounce house. Council Member Jensen said we paid them \$1500 and they made back \$500. She doesn't think they overspent on Heritage Days overall. Council Member Tait said kids would have played longer but the heat was too much on the blow up toys. Mayor and Council gave discussion on the safety of children and hot playgrounds.

Council Member Murtha said he learned knocking on doors and giving away notices worked with the 5K. This increased last minute registrations. There was revenue of around \$800 minus the cost of the shirts. Council Member Jensen said she didn't like the Fremont coaches giving away the t-shirts to the kids that were volunteering. Council Member Murtha said he was unaware of that happening. He will take lessons learned and move forward next year.

Mayor and Council gave discussion on past surveys, how to conduct a survey, lack of volunteers, and how to encourage volunteers. Council Member Murtha said large groups like to keep their reputation clean and suggested putting large groups over events.

Mayor and Council agreed to continue Heritage Days discussions in the future. Mayor Richins motioned to adjourn at 8:48pm.

BRUCE RICHINS

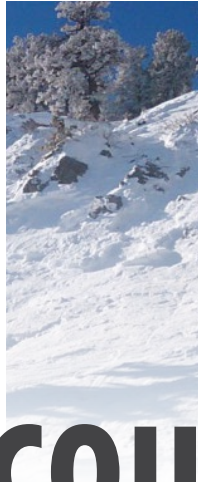
Mayor

ATTEST:

JENNIE KNIGHT

City Recorder

Approved this 11th day of August, 2015



WEBER COUNTY

2015 Pre-Disaster Mitigation Plan

Weber County Emergency Management and each of the jurisdictions within the County have created a Pre-Disaster Mitigation Plan to identify the potential natural hazards that may impact the County and mitigation strategies to address these hazards.

A draft plan is available for review and public comment through August 31st at the Weber County Commission offices at 2380 Washington Blvd, County Emergency Management Offices at 721 West 12th Street, or your local city offices.

To view and comment online visit:

www3.co.weber.ut.us/MitigationPlan2015.php






MEMORANDUM

To: Harrisville City Planning Commission

cc: Bill Morris – City Administrator
Gene Bingham – Public Works Director
John Barker – Developer
Bona Vista Water District
Pine View Water District

From: Kent L. Jones, P.E. 

Jones & Associates Consulting Engineers

**RE: HUNTING PARK SUBDIVISION
Final Plat and Improvement Plan Review**

Date: July 6, 2015

Our office has completed a review of the final plat and improvement plans for the Hunting Park Subdivision. We recommend granting final subdivision approval subject to the following comments and recommendations:

Final Plat:

1. Show a street survey monument at the center of the cul-de-sac.
2. Show lot addresses on each lot as provided by our office. (See Brent Slater)
3. Provide the following note regarding the “R” or restrict lot designations:
Note: All “R” lots are restricted to the following:
 1. *Due to high ground water conditions, homes on these lots are restricted to structures without basements.*
 2. *The lowest finish floor elevation on proposed homes is limited to an elevation which is 0.5 feet above the adjacent top back of curb elevation as measured at the curb located at the center of the front lot line.*
 3. *All residential structures must have minimum 24" wide footings with “crawl Space Construction.” No “slab on grade” construction is allowed.*

4. *All construction on restricted lots must comply with the applicable FEMA flood plain requirements.*
4. Place a note on the plat that states “#5 rebar and surveyor’s cap set at back lot corners. Copper rivet to be set in the curb at lot line extension.”
5. Place a note on the plat indicating that the lots encumbered by the canal access easement must maintain the gravel access road. The easement cannot be used for parking or storage.

Agency Approvals:

1. Prior to final approval the following Agencies must provide final approval letters:
 - a. Bona Vista Water Improvement District (construction plan approval)
 - b. Pine View Water District (construction plan approval)
 - c. North View Fire Department (fire hydrant location approval)
 - d. Western Canal (O&M roadway fencing approval and access to O&M road)

Improvement Plans:

1. The Public Works Department has field verified that there is NO existing sanitary sewer on 1500 North Street in the Hunting Creek Subdivision #7. The current plans show that there is an existing sanitary sewer on 1500 North stubbed into the east boundary of the subdivision. The improvement plans will need to be modified to show the construction of a new sanitary sewer on the existing 1500 North Street. This street was recently “slurry sealed.” When the sewer extension is completed, it will be necessary to cover the street patch with a new “slurry seal” over the trench area.
2. We have noted that the existing sanitary sewer extension required in item #1 above, will result in a very shallow sewer in the new subdivision. While it will probably be deep enough to service the proposed homes (no basements allowed in this subdivision), the sewer may be at an elevation which will conflict with the proposed culinary water main. Any elevation conflicts with the culinary water system must be evaluated and resolved by Bona Vista Water District.
3. Provide a note that the cul-de-sac must have a 12 foot wide driveway approach for connecting access to the Western Canal O& M roadway. In addition, indicate that the gravel access roadway must be constructed with a minimum of 8" of untreated base course gravel.

4. It is recommended to locate the Western Canal access roadway completely on either lot 3R or lot 4R. If future property owners desire to fence their common lot line, the new fence would be located in the middle of the proposed access roadway and would require widening of the roadway on one side or the other. Given this change, the final plat easement locations relating to the access roadway must also be changed.
5. The type of fencing along the Western Canal easement should be specified. We are assuming that it will be “chain-link.” A locking gate needs to be shown as well.
6. A SWPPP (Storm water pollution prevention plan) must be prepared and submitted to our office for review.
7. Show the Pineview Irrigation lines along the east side of Lot 6R and the north side of lots 1R-3R.
8. Show a city standard street light at the canal access approach.

Final Subdivision Processing Items:

Our office requests a complete set of PDF improvement plans that we can affix our approving signature to for use during construction. Alternatively, two (2) sets of mylars of the improvement plans may be submitted. Plans must be stamped by the developer’s licenced Professional Engineer. Approved PDF’s will be electronically mailed back to the developer and his engineer. If mylars are used one set will be returned to the developer’s engineer for use as a reproducible set to issue construction drawings. The other set will be retained by the City. Only signed and approved improvement plans will be allowed in the field during construction.

1. Prior to recording, the developer must provide our office with a detailed engineer’s cost estimate of the required improvements. When approved, this estimate will form the basis for the developer’s agreement and the associated construction guarantee.
2. We also request an electronic copy of the plat and construction drawing for the purpose of updating the city base map and utility maps. Electronic data should be compatible with AutoCAD 2008.
3. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with our office and the City staff to review construction requirements.

Should you have any questions please let us know.

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., July 8, 2015

Commissioners:
Steve Weiss
Chad Holbrook
Don Knighton
Bill Smith

Staff: Bill Morris (City Administrator)
Shanna Edwards (Secretary)

Visitors: , Ruth and Jeff Pearce, Michael Murtha, Jean Decker, Jay D. Millis, Gordon and Susan Bryner, Dennis Decker, Tyler Knight, John Barker, Kimberly Johnson, Mary Hatch, Paula Smoot, and Brian Littell

Call to order and welcome: Chairman Weiss called the meeting to order and welcomed everyone. (Commissioners Young and Jensen were excused). While waiting for the city administrator to arrive, Items 2, 3, and 4 of the agenda were addressed, and a short recess was taken.

2. Nominate planning commission vice-chairman.

Commissioner Holbrook motioned and Commissioner Smith seconded with unanimous approval to open nominations. Commissioner Smith nominated Commissioner Kevin Jensen to position of vice-chairman of the planning commission and the nomination was seconded by Commissioner Knighton. There were no further nominations. Commissioners voted unanimously for Kevin Jensen to fill the position of vice-chairman.

3. Consent approval of Planning Commission Meeting Minutes June 10, 2015.

MOTION: Commissioner Smith motioned and Commissioner Holbrook seconded to approve minutes of planning commission meeting held June 10, 2015, as written. Voting was unanimous.

4. Public comments: *None.*

1. PUBLIC HEARING / Preliminary site plan review / recommendation for Hunting Park six-lot subdivision located at the west end of 1500 North.

MOTION: Commissioner Knighton motioned and Commissioner Smith seconded to open the public hearing to receive public comment concerning proposed Hunting Park six-lot subdivision located at the west end of 1500 North Street.

STAFF COMMENTS: Bill Morris stated that the property is zoned R-1-10. He read City Engineer, Kent Jones' letter of July 6, 2015, recommending final approval subject to the listed comments. Bill Morris reminded commissioners that preliminary recommendation what is being considered.

DEVELOPER COMMENTS: John Barker pointed out that the subdivision includes six lots complying with guidelines required by the city. He said he hopes to start the development within

the next few months. He said they have completed about 95% of the comments listed in the city engineer's letter. The canal will be fenced making a couple of the subdivision lots smaller, but it is not economically feasible to pipe the canal. John Baker reported that Western Irrigation Canal has approved the proposed site plan. The developer plans to hold onto the remaining property on the highway including the small parcel on the corner of the highway and 1550 North which provides another canal access. With reference to the canal access easement being located completely on one of the lots rather than being split, developer's engineer, Tyler Knight, said to put the access all on one lot was not a requirement brought out at project management meeting, and he can see no reason to encumber one lot with the entire access; however, he agreed the canal access could be moved to meet that requirement.

Public comment:

(1) Kim Johnson, 394 W. 1500 N.

Her concern is for effect this may have on existing properties in the area. She asked about the average square footage of the proposed homes.

(2) William Smith 336 W. 1500 N.

He wondered if the existing sewer system is sufficient to handle extra usage being proposed.

(3) Paula Smoot 421 W. 1550 N.

The high water table and storm drainage were some of her concerns. She mentioned that the city did not provide a requirement for drains to be put in around other homes on 1500 North and they have experienced basement flooding. She favors the no basement requirement. She mentioned protection of new homes may require drains around the foundation, and possibly sump pumps. She expressed concern for the shallow sewer that may require a pump. Large storms in the past have created problems on 1550 North where storm drainage has not been adequate.

(4) Gary Millies 435 W. 1550 N.

His property is located on the north property line of this development, and his concern is that if the elevation grade is raised, he may have water flooding in his back yard. He expressed a desire for the developer to take care not raising the grade in a way to affect his property.

(5) Dennis Decker 465 W. 1550 N.

He expressed some of the same concerns with storm water. He stated he has lived there for 24 years and flooding is a big concern. He likes the proposed plan. He asked why the word "amendment" was mentioned on the notice sign which caused some to think it involved a zoning amendment.

MOTION TO CLOSE PUBLIC HEARING: Since there were no further comments, Commissioner Smith motioned and Commissioner Holbrook seconded to close the public hearing. Bill Morris asked for the developer's engineer, Tyler Knight to return to the podium to respond to the questions raised during the public hearing.

RESPONSE TO PUBLIC HEARING COMMENTS:

(1) Tyler Knight said that he is not sure what the average square footage of the homes will be. Commissioner Knighton suggested the buildable area be plotted on the site plan. Tyler Knight said the lots are 15,000 square foot minimum, the same size as those on 1500 North. With a 30-foot setback, there is room for a 40 x 60 foot foundation. They are not restricting the minimum size of the homes, but John Barker said they want to make them as large as possible.

(2) Tyler Knight said they are providing a 10-inch sewer line into the subdivision which is more than adequate for the six lots.

(3) Tyler Knight said there is a restriction for no basements and no slab on grade. Crawl spaces serve somewhat as a drain before water can infiltrate into the house. He is unaware if sump pumps are required or suggested. Foundation drains and sump pumps will depend on what level of security the homeowner wants to install. They were not required to do a percolation test. With the design of the plan, he does not believe a sewer pump is necessary. The cul-de-sac is two feet above the elevation of existing road so they should have adequate slope for the sewer to drain. Tyler Knight said there are two existing storm drain boxes on the corner of 400 West and 1500 North, which will drain most of the storm water. The pipe goes north, but he is not sure where it empties. Bill Morris suggested they find out where the water goes.

(4) Raising the grade on lots which might cause flooding onto existing lots was a concern. Tyler Knight said developers will raise the grade somewhat for the road, but the overall development should remain at the existing grade. He agreed to put a note on the plat that owners are not allowed to raise the grade.

(5) Tyler Knight recognized that there is an area located in the flood plain so it is nationally recognized there is a danger there, and this area is indicated on the site plan. Bill Morris said that the third-party notice sign indicated proposed subdivision or "amendment." The notice sign points out a land use application is pending meaning that a change of use is being considered. Bill Morris stated that individual notices are no longer sent to neighboring property owners. Land use changes are noticed by posting the property with a large yellow sign, putting notice on the Utah public notice web site, on the city web page, and notice is printed in the local newspaper.

Commissioners recommended the following items prior to final approval: (1) Chainlink fencing is required and should be noted, (2) Determine where the storm drains discharge, (3) Include a note on the plat stating lot elevation is must not be raised, (4) Show buildable area on the lots and any minimum home size, (5) Provide information on the historic water table level.

MOTION: Commissioner Smith motioned to recommend preliminary site plan approval for Hunting Park six-lot subdivision located at the west end of 1500 North subject to recommendations in the city engineer's memo dated July 6, 2015, and including the five items listed above. The motion was seconded by Commissioner Holbrook and was unanimously approved.

5. Adjourn

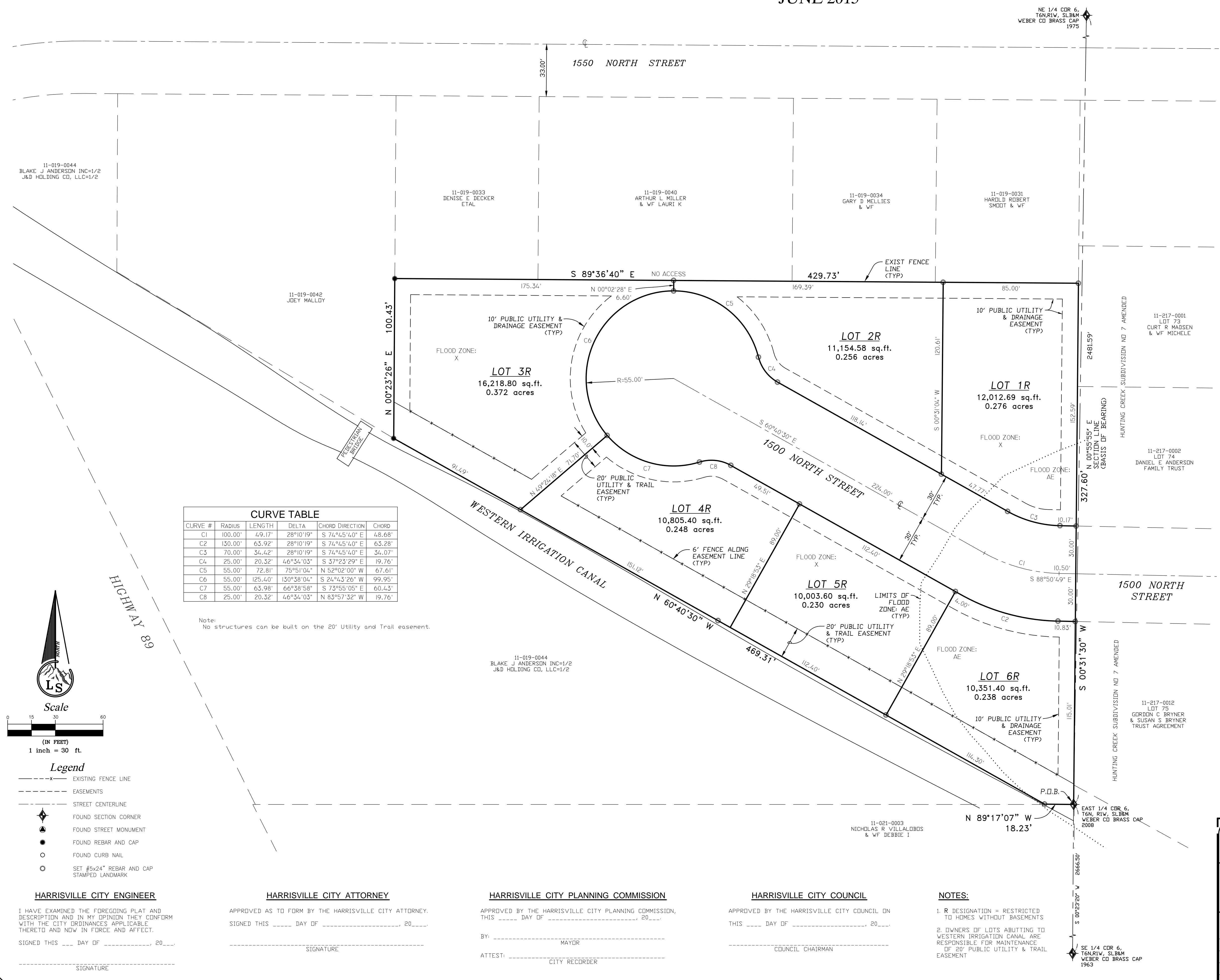
At 7:30 p.m., Commissioner Holbrook motioned and Commissioner Knighton seconded with unanimous approval to adjourn. The next regularly scheduled planning commission meeting will be held August 12, 2015, 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman

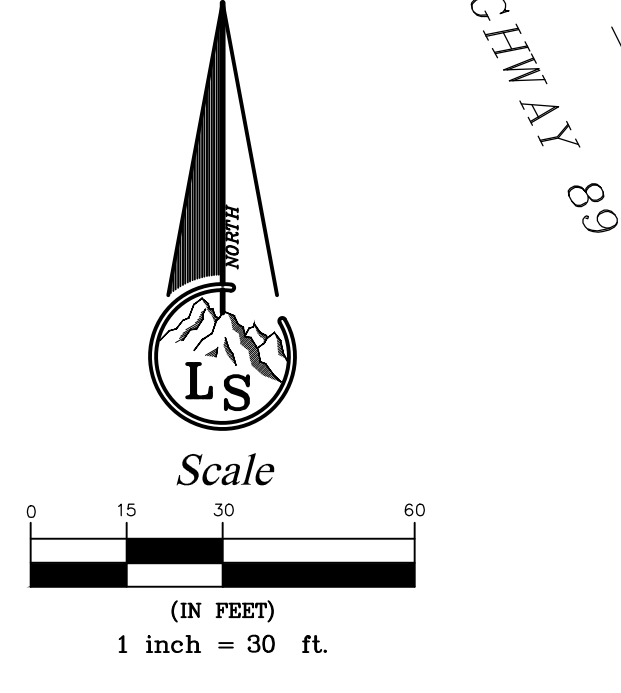
HUNTING PARK SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SLB&M
HARRISVILLE CITY, WEBER COUNTY, UTAH - Survey Date: Oct 2013
JUNE 2015



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD
C1	100.00'	49.17'	28°10'19"	S 74°45'40" E	48.68'
C2	130.00'	63.92'	28°10'19"	S 74°45'40" E	63.28'
C3	70.00'	34.42'	28°10'19"	S 74°45'40" E	34.07'
C4	25.00'	20.32'	46°34'03"	S 37°23'29" E	19.76'
C5	55.00'	72.81'	75°51'04"	N 52°02'00" W	67.61'
C6	55.00'	125.40'	130°38'04"	S 24°43'26" W	99.95'
C7	55.00'	63.98'	66°38'58"	S 73°55'05" E	60.43'
C8	25.00'	20.32'	46°34'03"	N 83°57'52" W	19.76'

Note:
No structures can be built on the 20' Utility and Trail easement.



- Legend**
- EXISTING FENCE LINE
 - - - EASEMENTS
 - STREET CENTERLINE
 - ◆ FOUND SECTION CORNER
 - ▲ FOUND STREET MONUMENT
 - FOUND REBAR AND CAP
 - FOUND CURB NAIL
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

HARRISVILLE CITY ENGINEER

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 20____

SIGNATURE

HARRISVILLE CITY ATTORNEY

APPROVED AS TO FORM BY THE HARRISVILLE CITY ATTORNEY.

SIGNED THIS ____ DAY OF _____, 20____

SIGNATURE

HARRISVILLE CITY PLANNING COMMISSION

APPROVED BY THE HARRISVILLE CITY PLANNING COMMISSION, THIS ____ DAY OF _____, 20____

BY: _____ MAYOR

ATTEST: _____ CITY RECORDER

HARRISVILLE CITY COUNCIL

APPROVED BY THE HARRISVILLE CITY COUNCIL ON THIS ____ DAY OF _____, 20____

COUNCIL CHAIRMAN

NOTES:

1. R DESIGNATION = RESTRICTED TO HOMES WITHOUT BASEMENTS
2. OWNERS OF LOTS ABUTTING TO WESTERN IRRIGATION CANAL ARE RESPONSIBLE FOR MAINTENANCE OF 20' PUBLIC UTILITY & TRAIL EASEMENT

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract "HUNTING PARK SUBDIVISION" and do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds drainage easements, the same to be used for the installation, maintenance and operation of public utility service line, storm drainage facilities or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Signed this ____ day of _____, 20____

Blake J. Anderson, John Barker
Blake J. Anderson, Inc. J&D Holding Company, LLC

ACKNOWLEDGMENT

IN WITNESS WHEREOF, said _____ has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20____

Corporation

By _____
By _____

STATE OF UTAH)
COUNTY OF _____)SS

On the date first above written personally appeared before me _____ and _____ who, being by me duly sworn, said that he/she/they is/are the president/vice president and president/vice president of _____ a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors or by authority of its Articles of Incorporation and the said _____ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: _____
Notary Public: _____
Residing in: _____

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 6 AND RUNNING THENCE NORTH 89°17'07" WEST 18.23 FEET; THENCE NORTH 60°40'30" WEST 469.31 FEET; THENCE NORTH 00°23'26" EAST 100.43 FEET; THENCE SOUTH 89°36'40" EAST 429.73 FEET TO THE WEST LINE OF HUNTING CREEK SUBDIVISION NO. 7, WEBER COUNTY, UTAH, A RECORDED PLAT IN BOOK 38, PAGE 78; THENCE ALONG SAID WEST LINE SOUTH 00°31'30" WEST 327.60 FEET TO THE POINT OF BEGINNING.

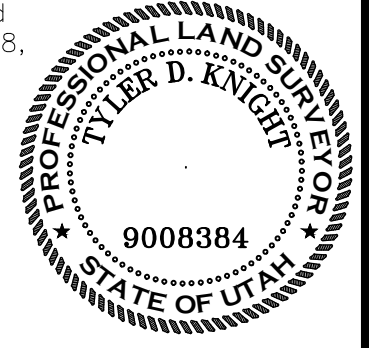
CONTAINS 93,978.29 Sq.Ft. = 2.157 ACRES

NARRATIVE

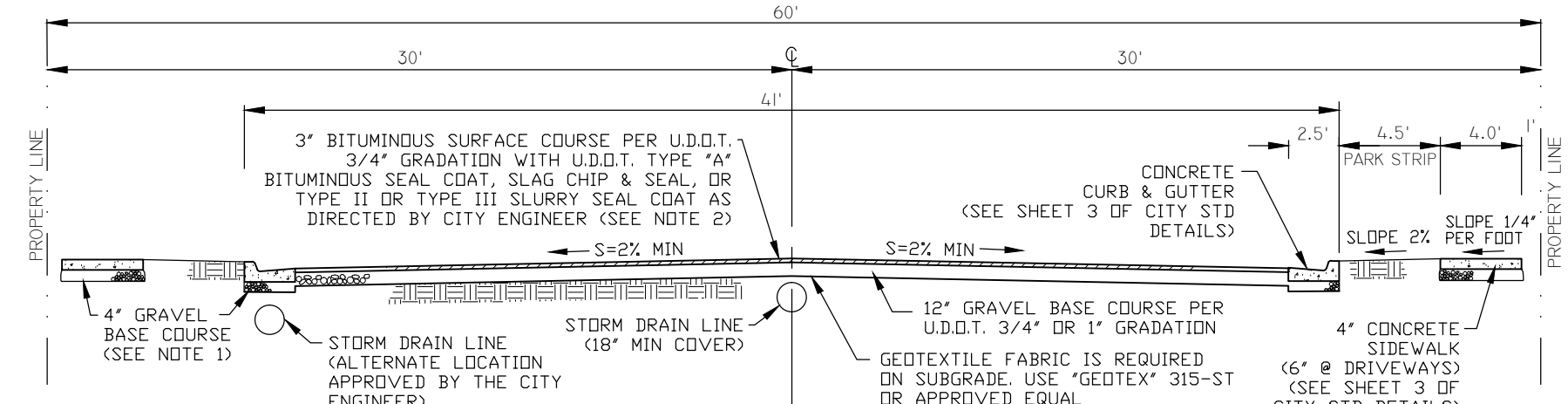
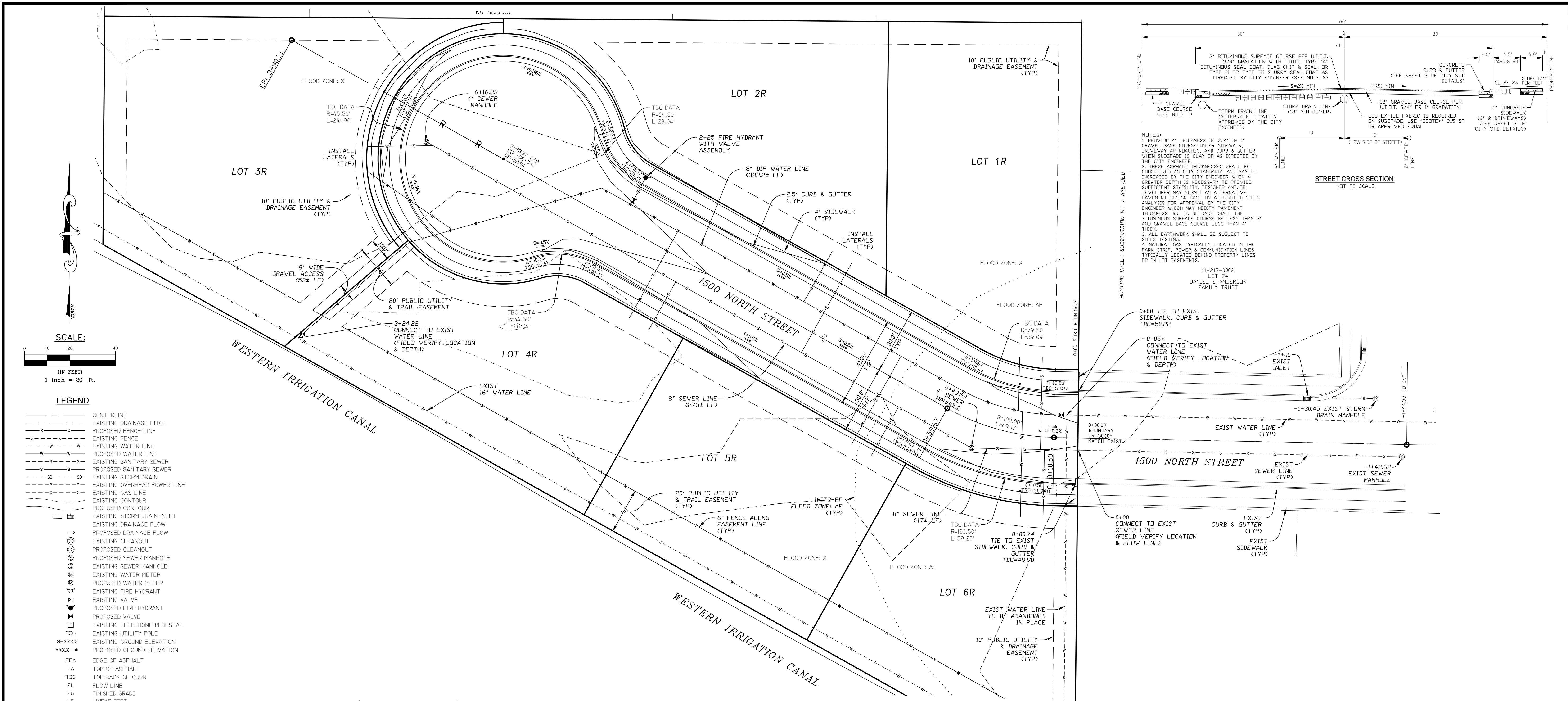
This survey was performed to create a six (6) lot subdivision. The basis of bearing is State Plane grid N 0°35'55" E between the East quarter corner and NE corner of section 6, T. 6 N., R. 1 W., SLB&M. The West line of Hunting Creek Subd. No. 1 was retraced and is not on the section line. The bearings are rotated to match the grid bearing base used.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plot was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of Harrisville City.



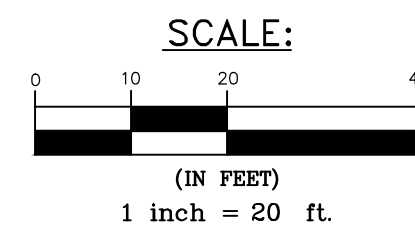
 A Complete Land Surveying Service www.LandmarkSurveyUtah.com		446 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: BLAKE ANDERSON / JOHN BARKER Address: J&D Holding Co, LLC (John Barker) 2327 N 1350 E, North Ogden, UT, 84414			
Northeast 1/4 Section 6, T6N, R1W, SLB&M, Harrisville City, Weber County, Utah		Revisions _____ DRAWN BY: TK/LA _____ CHECKED BY: EDR _____ DATE: 20 MAY 2015 _____ FILE: 3372-15-04-MAY	
Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 2015.		in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____	



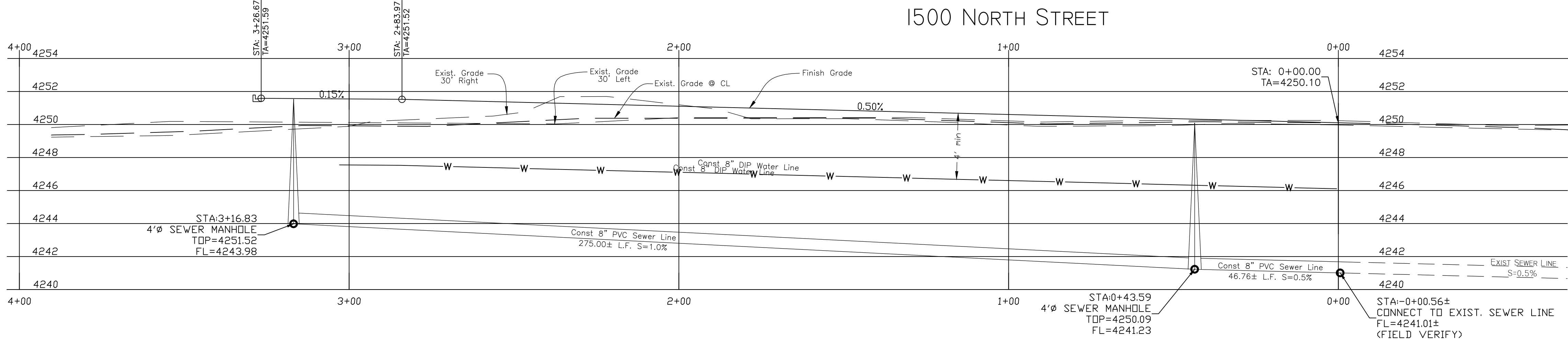
NOTES:

1. PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES, AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR AS DIRECTED BY THE CITY ENGINEER.
2. THESE ASPHALT THICKNESSES SHALL BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 3" AND GRAVEL BASE COURSE LESS THAN 4" THICK.
3. ALL EARTHWORK SHALL BE SUBJECT TO SOILS TESTING.
4. NATURAL GAS TYPICALLY LOCATED IN THE PARK STRIP. POWER & COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.

11-217-0002
DANIEL E. ANDERSON
FAMILY TRUST



- LEGEND**
- CENTERLINE
 - - - EXISTING DRAINAGE DITCH
 - - - PROPOSED FENCE LINE
 - - - EXISTING FENCE
 - - - EXISTING WATER LINE
 - - - PROPOSED WATER LINE
 - - - EXISTING SANITARY SEWER
 - - - PROPOSED SANITARY SEWER
 - - - EXISTING STORM DRAIN
 - - - PROPOSED STORM DRAIN
 - - - EXISTING OVERHEAD POWER LINE
 - - - EXISTING GAS LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - EXISTING STORM DRAIN INLET
 - - - EXISTING DRAINAGE FLOW
 - - - PROPOSED DRAINAGE FLOW
 - - - EXISTING CLEANOUT
 - - - PROPOSED CLEANOUT
 - - - EXISTING SEWER MANHOLE
 - - - PROPOSED SEWER MANHOLE
 - - - EXISTING WATER METER
 - - - PROPOSED WATER METER
 - - - EXISTING FIRE HYDRANT
 - - - PROPOSED FIRE HYDRANT
 - - - EXISTING VALVE
 - - - PROPOSED VALVE
 - - - EXISTING TELEPHONE PEDESTAL
 - - - EXISTING UTILITY POLE
 - - - EXISTING GROUND ELEVATION
 - - - PROPOSED GROUND ELEVATION
 - EDA EDGE OF ASPHALT
 - TA TOP OF ASPHALT
 - TBC TOP BACK OF CURB
 - FL FLOW LINE
 - FG FINISHED GRADE
 - LF LINEAR FEET



- GENERAL NOTES**
1. EXISTING IMPROVEMENTS ARE SHOWN AS ACCURATELY AS POSSIBLE ACCORDING TO AVAILABLE INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HARRISVILLE CITY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THOSE STANDARDS SHALL BE APPROVED IN ADVANCE OF CONSTRUCTION BY A REPRESENTATIVE OF HARRISVILLE CITY.
 3. ALL CONSTRUCTION OF SECONDARY WATER LINE SHALL BE IN ACCORDANCE WITH PINEVIEW WATER IRRIGATION COMPANY STANDARDS AND SPECIFICATIONS.
 4. AT THE TIME OF CONSTRUCTION, THE CITY OF HARRISVILLE MAY DETERMINE BASED ON PROFESSIONAL EXPERIENCE AND JUDGMENT AND AT ITS SOLE DISCRETION, THE NEED FOR THE OWNER/DEVELOPER TO PAY FOR, REMOVE, AND REPLACE ANY EXISTING SUBSTANDARD IMPROVEMENTS SUCH AS DRIVE APPROACHES, DRIVEWAYS, ETC., OR ANY UNUSED DRIVE APPROACHES.
 5. TRENCHING AND CONNECTION WITHIN THE ROADWAY WILL ONLY BE ALLOWED DURING DAYLIGHT HOURS. THE WORK AREA MUST BE SECURED BACKFILLED AND CLEANED PRIOR TO REMOVAL OF ANY CONTROL DEVICES.
 6. NO WORK SHALL INHIBIT NORMAL TRAFFIC FLOWS DURING CONGESTED (RUSH HOUR) TIMES OF DAY.
 7. AVAILABLE ELECTRICAL POWER IS UNDERGROUND IN THIS AREA. THE INSTALLATION OF THE NEW ELECTRICAL SERVICE FOR THIS PROJECT WILL BE UNDER THE DIRECTION OF THE POWER COMPANY.

REVISIONS

1.) _____	5.) _____
2.) _____	6.) _____
3.) _____	7.) _____
4.) _____	8.) _____

DRAWN BY: LA
CHECKED BY: TK
DATE: 20 MAY 2015
SCALE: AS SHOWN
JOB NO. 3372-15v04-MAY

LANDMARK SURVEYING, INC.
A COMPLETE LANDSURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506
LANDMARKSURVEY.UTAH.COM

IMPROVEMENT AND GRADING PLAN
DEVELOPER: J&D HOLDING CO, LLC (JOHN BARKER)

HUNTING PARK SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 6, T6N, R1W, SLB&M
HARRISVILLE CITY, WEBER COUNTY, UTAH