



Harrisville City Planning Commission Minutes

Harrisville City Offices – 7 PM

Wednesday, May 8, 2024

Commissioners: Nathan Averill
Chad Holbrook
Brad Elmer
Jordan Read

Staff: Jennie Knight (City Administrator)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works Director)

Visitors: Glade McCombs, Arnold Tait, Michelle Tait, Mishelle Ensign, Shawn Douglas, Mike Dalpiaz, Katie Brown, Vicky Anderson, Linda Gaz, David Schad, David Anderson, Cliff Hokanson, Regina Hokanson, Michelle Walters, Paul D. Davis, Robert Bell, Chelsey Shelton, Mitchell Shelton, Shanna Edwards, Lynn Edwards, Sherri Vasas, Craig North, Travis Baird, Matthew Tropp, Garrett Woolsey, Crystal Woolsey, Natalie Hales.

1. CALL TO ORDER

Chair Averill welcomed all in attendance and excused Commissioner Smith.

2. CONSENT APPROVAL – of Planning Commission minutes from March 13, 2024.

MOTION: Commissioner Holbrook motioned to approve Planning Commission minutes from March 13, 2024. Commissioner Read seconded the motion. The motion passed with all voting in the affirmative.

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

The motion passed with all voting in the affirmative.

3. PUBLIC HEARING – the Harrisville City Planning Commission will hold a public hearing to take comments for and/or against Harrisville Ordinance 533; an ordinance amending the General Plan Map and Official Zoning Map for certain parcels on West Harrisville Road.

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

MOTION: Commissioner Read motioned to open the public hearing. Commissioner Holbrook seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Brad Elmer	Yes

The motion passed with all voting in the affirmative.

Jennie Knight, City Administrator, introduced the application. The initial public hearing was April 13, 2022, where this item was tabled. The concept plan has changed since then. This application is to change the northern portion (A-1) to the same as the southern portion (MP-1). The county shows this parcel as one full parcel and not divided into sections as we have it shown on the current zoning map. We are here tonight to receive public comment for or against the proposed General Plan and Zoning amendments.

Chair Averill invited anyone from the audience to stand up to the microphone to express their public comment. He requested they state their name for the record.

Shawn Douglas began by thanking the commission for the chance to come to share his voice and for the job they do as the last line of defense for the residents. He expressed his concern about the notice and felt the residents were not properly informed about this meeting. State code requires a summary of the night's meeting with the public notice. He did not see that. He wanted to know if there has been any development concept approved as per code 11.06.020 prior to the zoning request. Chair Averill replied this was not a discussion. The commission will address the questions after the public hearing. Mr. Douglas continued by asking a series of questions. Does the proposed conform with the General Plan or the with the future land use map which is provided in the General Plan or the proposed future zoning map? The General Plan states that 750 West and West Harrisville Road are already heavily congested and need improvements before future development. How will the increased traffic be handled in this area? What does the traffic study look like since normal manufacturing areas require heavy truck traffic? How will the increased traffic affect the infrastructure? Has the storm water drainage and water needs been looked at? Where will the main access be? He assumes it will be off Highway 89. In the General Plan it states the city will consider the attitude of the residents and the surrounding property owners. If so, what is the consensus for this? Also, the General Plan states the need to preserve Agricultural and Rural uses and protect them from incapable and conflicting uses. He wants to know how this development will do this in the middle of an A-1 zone. He saw nothing to show how this would be addressed.

Mishelle Ensign asked for more information on the use and plan for this project. She would like to know more about how to obtain the information. She explained she is new to the city and is concerned about the water shares. She finds this proposal concerning. She is requesting another meeting to discuss this more and for the residents to have a voice.

Paul Davis stated his concerns are how many parcels will this area be broken into and how much car traffic this will create. Those he has been talking to on North Harrisville Road do not wish to see more traffic. It was discovered that Mr. Davis was speaking about the North Harrisville Road project and reserved his comments until the next public hearing.

Travis Baird stated he has had multiple run ins with HHI and feels they are not great people to work with. He runs a multi-million-dollar manufacturing business for a living in Salt Lake and Davis County and wants to know the impact of the pollution emissions for this manufacturing zone. What is their impact now? What more will they do? He would like to see the land stay agricultural land. What benefit would this be for Harrisville to take agricultural land for industrial

use? He knows why developers do this. It is because the land is cheap land and can be rezoned easily. He does this type of thing for a living and knows the effects on a city. He asked the commissioners to consider this in their decision.

Mike Dalpiaz' concerns began with the notice. He found no address and no information on what the public hearings were about. He is here to receive the information on what this hearing was for. Most of the residents present were in the city long before HHI was there. He urged the commission to leave the parcel agricultural.

Sherri Vasas stated her concern was the lack of presence of the residents. The last time this was presented there was a line out the door. Tonight, the room is not even packed. She received no notice about the public hearing and feels the residents were not properly notified. She feels this reflects poorly on the city. She is not in favor of this. Long term plan shows leaving it agricultural. She does not feel this will really affect her but is concerned about the bright lights along with the increased traffic. She reminded the commissioners they are representing the people. It was clear last time the people did not want this.

MOTION: Commissioner Read motioned to close the public hearing. Commissioner Elmer seconded the motion.

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

The motion passed with all voting in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to recommend Ordinance 533; an ordinance amending the General Plan Map and Official Zoning Map for certain parcels on West Harrisville Road.

Ms. Knight reviewed the staff report dated May 1, 2024, stating this decision is a legislative decision where the Planning Commission has broad discretion. The reason for this request is to bring the zoning of the subject property in line with the zoning of a larger lower portion of the parcel owned by the applicant. Chair Averill and Commissioner Read both clarified the zoning lines for this parcel for those present. Chair Averill asked if there is a street address to the upper portion. Ms. Knight confirmed there is no street address for the upper portion of the parcel. She reviewed each portion of the concept with current zoning. She continued by answering some of the questions brought forth in the public hearing. Transportation access will be utilized by the new road, 1750 North, and Highway 89. There has been no city action on this project nor has anything been approved nor would be until the rezone is granted. Regarding the noticing issues the state mandate no longer requires the city to notify the residents by mail. The city went above and beyond the state code to send out the mailers to the property owners within 300 feet. Again, this is not a requirement but a practice the city continues to complete in order to notify as many people as possible. If the commissioners desire, they can leave the public comments open until the next city council meeting. The transportation issues on West Harrisville Road widening project have been approved and funding is already being received. It was to begin this year, but the city has postponed due to some unforeseen circumstances. The city is in the process of trying to receive the funds to

address the remaining transportation issues in this area. The City Council did recently adopt the new transportation plan which included 750 W. During the development process, issues regarding such items as storm water will be addressed. Also, this is a manufacturing zone not an industrial zone. Anything which is proposed would have to comply with the manufacturing ordinance in our city code.

Commissioner Holbrook asked what the city requirements are for emissions for HHI. Justin Shinsel, Public Works Director, answered the State monitors this through an Industrial Use Permit since the city is not considered large enough to monitor it ourselves. Businesses requiring a conditional use permit in this zone would be required to obtain this permit.

Commissioner Read inquired if there are any current agricultural uses on the property currently. Ms. Knight replied historically it has had an agricultural use. Commissioner Read urged the public of the importance to look at the broader picture. The city needs to look to another source of revenue. Ms. Knight agreed this would be another source.

Commissioner Holbrook added one of the reasons for this rezone is to make the parcel congruent with current zoning on the southern portion, the land would connect to the commercial portion bordering Highway 89, and the access would be off Highway 89 not West Harrisville Road. Discussion with the commissioners continued including the total amount of the parcel currently zoned Agricultural (14 acres are in agricultural of the 54 total acres).

Commissioner Holbrook reviewed the comments and reasons for tabling this in the past. He feels there is clear reasoning for this to be approved. Ms. Knight asked the commissioners to look at this rezoning from an appeal perspective. Under state law this division of zoning is a burden on the property owner. She added to those who mentioned the water shares concerns, the city will make every effort to maintain their rights.

Chair Averill interjected this concept was not possible two (2) years ago. Now with the development of the city property this is possible. Leaving this piece A-1 no longer makes sense.

Commissioner Elmer said he would hate to see the A-1 disappear, but the property is already owned and zoned.

MOTION: Commissioner Holbrook motioned to forward a positive recommendation of Ordinance 533; an ordinance amending the General Plan Map and Official Zoning Map for certain parcels on West Harrisville Road subject to the Staff Memo dated May 1, 2024, and any other staff or agency comments. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Brad Elmer	No
Jordan Read	Yes

The motion passed with three (3) commissioners voting in the affirmative and one (1) commissioner voting in the negative.

5. PUBLIC HEARING – the Harrisville City Planning Commission will hold a public

hearing to take comments for and/or against Harrisville Ordinance 555; a Clustered Development Plan for property located at approximately 863 North Harrisville Road.

MOTION: Commissioner Read motioned to open the public hearing. Commissioner Elmer seconded the motion.

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

The motion passed with all voting in the affirmative.

Ms. Knight referred to the Staff Memo dated May 1, 2024, in response to a public comment asking for an introduction to be made. On December 9, 2021, the Project Management Committee reviewed an application for a Clustered Development for property located at approximately 863 North Harrisville Road identified as Weber County Parcel Numbers 11-378-0001 and 11-378-0002. Staff have been working with the developer over the last several years to address the Flood Plain requirements and to develop a viable concept plan. This Clustered Development Plan complies with the municipal code requirements. Representation letters have been filed by all owners of the properties and were included in the packet. There will be 58 lots in this development with 5 design examples given in the MDA. Bonus Density is outlined in Exhibit “E” of the Master Development Agreement. The Master Development Plan outlines in Exhibit “D-1” the setbacks, height, and building size of each lot, meeting the minimum distance requirements. The Master Development Plan includes 12 acres of open space which will be dedicated to the City. Open space in the development will be developed and maintained by the City. Design and Site Standards and Renderings are outlined in Exhibit “C-2” of the Master Development Agreement. Includes examples of five (5) single family housing type options. Development includes Covenants, Conditions, and Restrictions (CC&R’s). The development lot size is comparable to the R-1-10 standards in the Harrisville Residential Code, these standards have been applied to each lot size. Utility service availability letters have been received from the following providers: Bona Vista Water Improvement District, Dominion Energy, Rocky Mountain Power. Harrisville City provides services for storm water, sewer, and secondary irrigation water. They will be required to be incorporated into the Four Mile Special Service District. Subdivider’s escrow will be required in accordance with HCMC §12.02.09 of the Subdivision Ordinance. Based on the review of the Project Management Committee and analysis of the application’s compliance with Harrisville Municipal Code for a Clustered Development Plan, staff recommends forwarding a positive recommendation to City Council subject to compliance with Title 12 of the Harrisville Municipal Code and any other staff or agency comments.

Robert Bell asked if this was another rezone since this was an A-1 property. Chair Averill explained this type of development is allowed in an A-1 zone. Mr. Bell said he felt the city is circumventing the A-1. How many entrances are there? It is showing one which doesn’t meet the fire code. There will be increased traffic on West Harrisville Road. Where is the traffic study? It is a speedway. There are no sidewalks, and he does not want sidewalks. Cluster development is a copout to get around the requirements for the A-1 zone. If you do this, you set a precedent.

David Anderson wishes the commission to consider this is A-1 before putting development down

there. There are flowing springs on the property. He wanted to know what the plan is to mitigate the water in the homes that are planned to be built. He is against the project. What will happen when a developer places something like this on the property and the houses begin to sink. Who will be responsible? The city needs to look at the more complexion of the city. It is a quiet community. He does not want sidewalks on the street. They recently started the irrigation process. This area catches the wastewater from the irrigations.

Shanna Edwards expressed her appreciation for the work the planning commission does. She asked the commission if they received her letter. Developers do not understand the dynamics of the property. Drive through Ashlar Cove and see the effect of the high ground water here in Harrisville. She is opposed to this. She does not feel it will fit into the community. There are areas in the city which just are not developable.

Paul Davis declared access is a concern as is the traffic impact in this area. Those living on Harrisville Road will see more traffic. He stated his concern about the road noise on Highway 89 and his desire for it to be addressed in another meeting. He stated his runoff water concerns and the concern for the waterfowl currently on the property. If you look at the foliage around the property you can tell how wet the soil really is.

David Schad informed the commission there are wetlands and birds already settling into the area. He moved to the city 3 ½ years ago. When they looked at the property there were 2 girls walking their sheep down the road. He is against this project. He thought to himself this was a nice little ranch. He added his traffic concerns. This was not what he moved here for. Heavily against it.

Linda Gaz said it was her understanding these lands were designated as wetlands by the federal government. She continued to explain how her son was hired to build a fence. As fast as they could dig the hole, the hole filled up with water. The railroad ties wouldn't stay because of the water. Those who think this would be a neat place to build will not realize the water situation and how bad it can be here. She continued by giving a brief history of the use of the property including the results of a prior development whose foundations are currently filled with water. She likes living in Harrisville and walking on the road. Cars go by really fast on North Harrisville Road.

Michelle Walters wanted to know where the A-1 was going? She thought some of the area was a conservation area. She walks her property daily with rubber boots because of the water issues.

Garrett Woolsey began by saying the FEMA Flood Plain Map shows 50% of this lot is designated, without Base Flood Elevations (BFE), as a special flood hazard area and the rest is designated as an annual chance at flood hazard. He feels this is something serious to look at. Looking at the city code A-1 zone is specifically low-density or areas where there are going to be high water tables and limited public access. This is a perfect example of why this is A-1. If you change it to zone R-1-10, a 10,000 square foot lot, a quarter of the size, which is super dense compared to the surrounding parcels, for typical neighborhoods sharing frontage, local roads, and having all necessary utilities and access. By definition, this should stay A-1 and not be changed.

Crystal Woolsey expressed her deep concerns with water mitigation issues. The parcel has multiple streams on it. She noticed there is a subdivision attaching to this project with a spring where it connects. Multiple residents flood irrigate their properties including them. All their water goes down to this parcel. They have no way of mitigating the flood water after their use. We are saying

about 15 hours straight of our water flowing past our properties. She stated her concern for the future residents who will have no idea what water issues they are getting into. They would not know until they purchased the house that they would need to buy flood insurance. She said she is scared about changing the A-1. We have very little A-1. She is concerned this zoning change will set a precedent.

Shawn Douglas voiced his curiosity about how the commissioners will look at this parcel since it is a continuous use parcel. He is interested in seeing how the commission will treat this property since the surrounding uses are A-1.

Vicky Anderson said she could see a lake on this property from her kitchen window. Whenever it thaws there are large amounts of water there. She is also concerned with the fact she has large animals. Is there going to be something placed to protect her animals and liability issues with future residents whose homes will back her fence? Her biggest concern is with the water. She feels if there is any question on the water then the commissioners need to go take a walk on the property and see it for themselves.

MOTION: Commissioner Averill motioned to close the public hearing. Commissioner Elmer seconded the motion.

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

The motion passed with all voting in the affirmative.

6. DISCUSSION/ACTION/RECOMMEND – to recommend Ordinance 555; a Clustered Development Plan for property located at approximately 863 North Harrisville Road

Chair Averill began answering the public hearing concerns by saying there are two (2) accesses points proposed. He explained where the connections will be and where the bulk of the traffic will be with most of it being eliminated off North Harrisville Road. He moved to the open space in the middle of the property which is going to be a large regional detention basin of 12 acres. Out of the 37 acres, 12 acres are going to be deeded to the city to mitigate future flooding in this area. Chair Averill asked the developer, Craig North, to explain his development and the regional detention basin. Mr. North said he had an aquatics engineer analyze the wetlands and a flood plain engineer included in the designs of this concept. There would be land drains in the back of each yard to help with water mitigation. The first phase homes will be built approximately 3-4 feet higher than the native soil. The homes will be slab on grade, crawl spaces, or daylight basements where appropriate. He is determined to keep all the homes out of the flood plain elevation and not build in the native soil.

Chair Averill asked if the realignment of 400 North will need a review with Ogden City. Ms. Knight informed the Commissioners the city has already had this conversation with Ogden City. As part of the recommended motion, a formal application to Ogden City will be included. The developer has been in contact with Ogden City about their requirements. In connection with this, North Street is on the Wasatch Front Regional Council's Master Plan to go from mountain road

all the way to the freeway. The city has asked for the line to be realigned into Harrisville since their master plan shows that connection. Mr. North added they have turned the concept into Ogden City for review and have addressed their engineering concerns many times.

Chair Averill asked if the developer knew if the wetlands were jurisdictional or what the status of them are. Mr. North replied that they are being mitigated. Ms. Knight said this is identified in the MDA including any area which will be excluded from development until the areas are approved through the CLOMAR or LOMAR processes. Ms. Knight clarified this is not a zoning change. The zone stays the same. The cluster development is a permitted use within that zone.

There was an error found in the CCR's. The wording refers to another city. Chair Averill pointed out there is a notice in the MDA, section 2.2, for the Right to Farm Community. He continued with asking what the city plans on doing with the open area. Ms. Knight replied first and foremost it will be a regional retention basin to collect the excess water in the city. Another possibility is adding park amenities. Mr. Shinsel stood and addressed the size of the regional detention basin asked earlier by Commissioner Holbrook. A regional detention basin is engineered to meet the 100-year storm requirements. Independence Park is a regional detention basin. There will be control structures to help mitigate the excessive water. State Law states if you irrigate water on your property, the owners are to keep it on their property and have a system in place to move it downstream.

Commissioner Elmer stated he did go down to the bottom of the lot to look over the project. He too is concerned with the water. He feels there is way too much water on the surface. Building on this parcel does not make sense to him. There is no place for the water to go. Mr. Shinsel reminded Commissioners part of the water issues are from Dixon Creek which has not been maintained nor cleaned out. By adding a land drain system and the Regional Detention Basin these issues can be mitigated. Ms. Knight added the water is a concern. It is difficult to give any details at this time since those items have not been required as part of the approval process yet. There is no part of the subdivision ordinance that allows the developer to skirt the issue with the water. It will be required before we do any approvals for the subdivision. Their application meets the municipal code. The developer is working with FEMA, Army Corp of Engineers, and the appropriate professional agencies.

Commissioner Holbrook stated there will be significant effort on the developer to manage the water issues. There are requirements the developer will need to meet before a building can be built. One of the things we can appreciate is the growth of the state is moving north. We can either get in front of this or play catch up. We do not allow the city developers to walk over the city to obtain their desires. There are multiple evaluations of any development before it even reaches the commission. The city is being very mindful of its residents as they look to the future.

Commissioner Read restated the governor's recent comments about how if smaller cities will not allow development, then the state will force their hand. We do not want to see that happen to Harrisville. If we want our families to live here in Harrisville, then we need to see these types of subdivisions. That is why we go through the processes as thoroughly as we do.

Ms. Knight explained how the bonus density calculation is obtained to address some concerns by the commission. She went through some of the calculations to help the commission understand how the 58 lots maximum was reached for this development. She added if the mitigation is not

completed, then the development will not be able to be placed in this area. She agreed with Commissioner Read. The governor is highly interested in developments which will increase housing. This plan preserves the open space. With 400 North potentially going through the city, we would be remiss if we do not take advantage of this now. In recent months, UTA has purchased property in Harrisville to bring Frontrunner North. They are in the process of purchasing others, but we do not know their plans. However, they are in a better position than anyone to increase the culverts under the rail lines which will alleviate the flood plain in this area. We also know they are intending to install some type of substation to service the BDO. Any protections we can put into place with development to maintain that open space will help the city keep the vision in the General Plan and requirements of the Moderate-Income Housing Plan. The State cannot require us to place higher density in an area we have existing lower densities.

Continued discussion occurred on traffic, sidewalks, protecting the existing residents, and current uses of North Harrisville Road. The commission ended the discussion in agreement that they did not want to wait for the city to be forced to place a mass transit station in this area. Their desire is to protect the current residents and their families by doing what they can to maintain this open space.

MOTION: Commissioner Holbrook motioned to forward a positive recommendation of Ordinance 555; a Clustered Development Plan for property located at approximately 863 North Harrisville Road subject to the Staff Memo dated May 1, 2024 and any other staff or agency comments including engineering notations from Ogden City. Commissioner Read seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
Brad Elmer	No
Jordan Read	Yes

The motion passed with three (3) commissioners voting in the affirmative and one (1) commissioner voting in the negative.

7. DISCUSSION/ACTION/RECOMMEND – to approve Conditional Use Permit # 143 an application for a preschool business located at approximately 2264 N 600 W.

Ms. Knight reviewed the staff memo. On April 21, 2024, an application was received for a Conditional Use Permit for a Home Occupation at approximately 2264 N 600 W, Harrisville, which is zoned R-1-10. 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 for up to 10 children for two preschool sessions twice a week on Tuesdays and Thursdays. Preschool hours will be an AM session from 9:15-11:45 am and a PM session from 12:15-2:45pm. Included in the staff memo are the basis for issuance for the commission review.

Chelsy Shelton explained she is looking to open an in-home preschool. Chair Averill asked for more details about the impact on the community. Ms. Shelton plans is to have the parents park on both sides of the road and walk their child to her door. The road is wide enough to accommodate this. The preschool will be in the living room space in the basement and is less than 25% of the home. The preschool times will begin and end after the busing of junior high and elementary

children.

Chair Averill asked if there will be an additional employee and food preparation. Ms. Shelton replied she is limited to 9-14 children. She is choosing no more than 10 since this is her first year. She is not planning on an employee. The food will be pre-packed items.

Ms. Knight added staff recommends approving the conditional use permit based on compliance with Harrisville Municipal Code subject to the outlined conditions in the staff memo are being met.

MOTION: Commissioner Averill motioned to approve Conditional Use Permit # 143 an application for a preschool business located at approximately 2264 N 600 W subject to Staff Memo dated May 1, 2024, HCMC §11.10.020(9) – Home Occupations, and all other staff or agency comments. Commissioner Holbrook seconded.

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

The motion passed with all voting in the affirmative.

Ms. Shelton was informed by staff there is a fifteen-day appeal period. Assuming there are no appeals received to the city the permit can be signed after May 23, 2024.

8. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary Plat Approval for Summit Views Phase 1 located at approximately 125 W 1100 N.

Ms. Knight reviewed the engineer's memo dated May 6, 2024, for Summit Views Subdivision Preliminary Plat – Phase 1 approval. This first phase of the development will construct 17 townhome units, 6 single-family units and includes the construction of the main public roadway through the property and stubs for future street connections. Preliminary approval of the plat at this time with the following comments to be completely addressed prior to final approval. They are: Submit the plat to the Weber County Surveyor's Office for review and receive approval of the plat from their office. Include a signature block for them on the plat; Address all red-line comments provided by our office on the preliminary plat; Include any required easements for drainage, sewer, irrigation, etc. on the plat; The stub roads that run east and west intersect the main road at less of an angle than the city standard. Fix the angle of the road connection or obtain approval for this variance from the Administrative Land Use Authority; Obtain approval from North View Fire District for the turnaround area at the west end; and Provide lot addresses on the plat as provided by our office. Mr. Shinsel stood to address the concerns with the angle on Wahlen Way.

MOTION: Commissioner Read motioned grant Preliminary Plat Approval for Summit Views Phase 1 located at approximately 125 W 1100 N subject to City Engineer Memo dated May 6, 2024, and any other staff or agency comments. Commissioner Elmer seconded. All voted in the affirmative.

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

The motion passed with all voting in the affirmative.

9. PUBLIC COMMENTS – (3 minute maximum)

Matthew Tropp would like to see more detail on the road alignment for Wahlen Way since his home resides at the end of it. He would like to know the impact it will have on him.

Paul Davis stood and asked more about the runoff water. He expressed his feelings on where the runoff water should not go. He would be highly opposed to the project if it went into the Western Water system.

10. COMMISSION/STAFF FOLLOW-UP.

Ms. Knight reminded the commissioners to sign their Ethical Behavioral Forms before leaving tonight. Otherwise, she had no follow-up for the commission.

Mr. Shinsel stood to address any questions about development in the city. He began with Ben Lomond Subdivision. The developer intends to start the installation of the new sewer line next week. They are pushing a month timeline which is very aggressive. Also, they are pushing to get the main road in as quickly as possible.

The UDOT Highway 89 project resurfacing project will begin tomorrow. Starting with the accessibility ramps which are not up to code. They will also be removing portions of the center median. The end date for this project is September 30. They are trying to postpone most of the major work until after school ends. They are very mindful of Harrisville City needs and are working with city staff to accomplish this. In addition, most of the work will be at night. The project is from 2700 North to Wall Avenue. The North Harrisville Road entrance will be completely redone.

Commissioner Elmer asked if Mr. Shinsel could talk to UDOT about the light at 750 West. He asked for the light pattern to be changed on 750 W and HWY 89. He also mentioned the changes in the public works building and how quickly progress is coming. Mr. Shinsel added the floor and vertical walls should be poured next week. There will be a flag closure on 750 West while the powerline is installed. This will occur sometime in July.

Chair Averill asked about the LOMAR and CLOMAR updates for Dixon Creek Park Subdivision. Mr. Shinsel replied the developer is close to having everything finalized. Preconstruction on Phase 1 is coming up shortly and discussion on phase 2 has begun with city staff.

He concluded by saying Ashlar Cove is digging foundations and the light at the intersection of Ben Lomond Subdivision and 1750 North will not be placed until the capacity or essential emergency services warrants it.

11. ADJOURN.

MOTION: Commissioner Averill motioned to adjourn the meeting. Commissioner Elmer seconded.

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

All voted in the affirmative.

The meeting adjourned at 9:23 pm.

Nathan Averill
Chair

Cynthia Benson
Deputy Recorder