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

PLANNING COMMISSION:

Angie Francom
Chad Holbrook
Isaac Thomas
Christina Palmer
Ruben Morales

Harrisville City Planning Commission

Harrisville City Offices
363 W Independence Blvd – Harrisville
Wednesday, July 8, 2026

AGENDA

Zoom Meeting Link
Meeting ID: 870 0260 4042
Passcode: 404635

1. **CALL TO ORDER**

2. **CONSENT APPROVAL –** of Planning Commission meeting minutes from June 10, 2026.

3. **DISCUSSION/ACTION/RECOMMEND** – to grant Site Plan Amendment for Misty Meadows church house addition located at approximately 2360 North 600 West.

4. **DISCUSSION/ACTION/RECOMMEND** – for consideration of Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd. (Item tabled on June 10, 2026)

5. **PUBLIC COMMENTS** – (3 minute maximum)

6. **COMMISSION/STAFF FOLLOW-UP**

7. **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.harrisvillecity.gov, 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 at least three (3) business days prior to any meeting.

Harrisville City Planning Commission Minutes

Harrisville City Offices
363 W Independence Blvd – Harrisville
Wednesday, June 10, 2026 – 7:00 PM

Commissioners: Angie Francom, Chair
Chad Holbrook, Vice Chair
Isaac Thomas
Christina Palmer
Ruben Morales

Staff: Jennie Knight, City Administrator
Sarah Wichern, City Planner
Cynthia Benson, Deputy Recorder
Bryan Fife, Public Works Director

Visitors: Mark Alemang, Mishelle-Lee Ensign, Sheryl Butler, Warren Child, Kathryn Child, Norma Wakayama, Randy Bick, Mike Dalpais, Trevor Behunin, Jay Behunin, Vicky Anderson, Linda Gaz, David Anderson, Jeff Allen, Rodney Dopp, Carolyn Williams, Monty J Barnes, JeNeal Shaw, Lynnae Dopp, Kirk Nigro, Michelle Arnold, Stephen Everts, Chuck Sheets, Kenny Loveland, Shanna Edwards, Amanda Chester, Joyce Stoddard, Shawn Douglas, Jan Douglas, Randy Smith, Marvin Farrell, Kevin Varble, Janet Varble, Cathy Baird, Mike Baird, Cindy Owens, Preston Mobius, Joshua Peart, Chris Draper, Amy Draper, Scott Myes, Shauna Iverson, Mike Iverson, Jeralyn Koupal, Darrel Koupal, Warren Child, Steve Everts.

1. **CALL TO ORDER**

Chair Francom called the meeting to order and welcomed all in attendance.

2. **OATH OF OFFICE**

The Oath of Office was not taken by the newly appointed commissioner.

3. **CONSENT APPROVAL –** of Planning Commission meeting minutes from May 13, 2026.

Commissioner Palmer amended her motion for CUP #154 to read, motion to grant the home occupation for pet sitting services located at approximately 1206 Georgia Avenue subject to the City Planner's Memo dated April 2, 2026.

Jennie Knight, City Administrator, stated the reason for this was to clarify the motion.

MOTION: Commissioner Holbrook motion to approve the Planning Commission meeting minutes of May 13, 2026, as amended by Commissioner Palmer. Commissioner Thomas second the motion.

4. **PUBLIC HEARING** – to take comments for / against Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd.

Chair Francom read through the procedures for a public hearing. The commission will take comments for / against Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd. First, there will be a developer presentation by Randy Smith. Then Sarah Wichern, City Planner, will follow with a staff presentation.

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Randy Smith, Developer, began by saying as seen in the packet, we are applying to utilize the affordability ordinance. The ordinance lists the criteria the city would like to see. This subdivision does not reach all those goals, but it does reach the goal for affordable housing. In all my meetings with the city, the goal was to get a single-family detached home for under $500,000.

Randy Smith said in the development agreement I used a 5-year rolling income for Weber County with typical mortgage standards. The data came back at $537,000. However, the goal is half of the homes being $498,000 as stated in the developer's agreement. This price would also include the detached garage in the rear of the home.

In this concept, we have the lots at forty-six (46) feet wide with a mix of homes; one-story and two-story styles. Typically, one-story homes have a frontage of forty (40) feet and two-story homes are around fifty (50) feet. In order to get a feeling or fit for the community they made all the lots the same at forty-six (46) feet. He also proposes a smaller road section. City Engineer and City Planner recommend a thirty (30) foot section instead of the proposed of twenty-eight (28) feet. We are fine with that.

Randy Smith displayed a few elevations within the development agreement which will be similar to what is displayed. He proposed three (3) different styles, some with garage forward and some garage back. He said on the cottage homes, the ones with the garage in the back, if a buyer wanted to lower their price, they could opt not to build the garage. This is not new product. This is old Utah. This product is like Sugarhouse. It is a desirable product. They are working hard to hit the affordability goal. Kudos to all the staff, council, and commission for helping to hit the missing middle to move through the steps of home ownership which is the number one goal to financial wealth.

Commissioner Holbrook asked for the square footage. Randy Smith said they are 1200 square feet. Chair Francom paused the discussion to remind the commission questions will be answered during the discussion. Randy Smith added that the homes will not have basements due to the high water table.

Sarah Wichern, City Planner, reviewed her memo. She began with a little background on the project. A few months ago, the council passed an ordinance for a housing overlay affordability zone (HOAZ). This is something the state wanted to see in our communities to allow for higher density in our residential areas. This proposal is in the A-1 zone which is a residential zone on the city zoning map thus qualifies for the city to consider an overlay for an attainable housing project. When trying to hit affordability, the city looks at town homes and apartments. When working through the HOAZ ordinance, the city wanted to see detached single-family homes not at the bottom price range but something in the middle. The city is hoping to see what the lowest price they can receive for a brand-new home which is a single-family detached home without a homeowner's association (HOA).

The goal of the HOAZ is to see a different product. The city asks the developer to bring in a concept with half of the homes at the price range of 120% average median income (AMI) of the region around it. This is submitted at time of rezone. The conservative estimate of $498,000 is based on a person making 120% of the average AMI for Weber County. The developer has presented his concept. There will be a first right of refusal period for first Harrisville residents who currently do not own a home, first time homebuyers, and critical workforce employees.

Randy Smith has talked through the exceptions to the standards he would like to request in order to meet the affordability target. The city does allow for the proposal or request to suggest deviations. However, it is up to the Planning Commission to evaluate if the proposed deviations are justified with the end product and if it is something they wish to see in the community. As staff we believe there is a benefit to this project in the community.

The City Engineer requested the road width be increased to a minimum of thirty (30) feet. The City Engineer also wants to look at the front yard setback. This is something that can be determined after this meeting. When looking at the developer's agreement, staff want to make sure there are no further obligations to the city or members of the community for the reimbursement of public utilities. This is mentioned in the recommendations. The HOAZ states the developer is to turn in certain concepts to be considered before going to City Council. Right now, the developer is at Planning Commission level in the process. Developer has fulfilled all requirements for the use of the HOAZ ordinance at the Planning Commission level. Staff are interested in housing of this type but it is up to the Planning Commission to decide if this meets the HOAZ ordinance requirements and the goals of Harrisville City.

MOTION: Commissioner Thomas motioned to open the public hearing for / against Ordinance 571. Commissioner Holbrook seconded the motion.

Angie Francom	**Yes**
Chad Holbrook	**Yes**
Isaac Thomas	**Yes**
Christina Palmer	**Yes**
Ruben Morales	**Yes**

The motion passed with all voting in the affirmative.

Chair Francom invited the audience to approach the microphone to give their comments. She reminded them to limit their comments to the assigned time frame.

Warren Child said I live at 664 West Harrisville Road. This is a big problem for us. They are the only single-family home that will be adjacent or borders this property. Since purchasing the property last year, they have experienced severe reoccurring water intrusion into the crawl space every time the adjacent fields flood. Every time for two (2) days. This is under responsible watering. Marv is taking care of the property, and he is on top of it. He is responsibly flood irrigating the property and I still get two (2) day's worth of water in my crawl space. It has cost, tens of tens of tens thousand dollars to repair damages which have occurred over years and years. That is not going to happen. I am the only person that is going to effect. This is the spot where all the water slops. Everyone will attest all the water moves southwest. That detention pond is coming into his house. No way around it. I invite the commission to come see for themselves when the watering occurs. I had a general contractor spend three (3) months in his crawl space rebuilding and rechanneling the water into the sump pumps. I am into $500,000 in repairs. Every time they flood irrigate the water table rises. All of them know this. There is no way to get around it. This is not going to fix this. The water table is still going to rise. The water is going to move southwest for all of them. Norma gets my water. Her pen floods every time I water. Michelle next to her gets all of what Norma does not get. Cliff next to her gets everything she does not get. Jay gets everything they do not get. We all feel it every single time, every single day, once a week. For these reasons, I respectfully request this planning commission deny this

rezone or at bare minimum. The reason they want the pond there is because they do not want to bring in any fill dirt. They can change the slope of that ground. It is there for a reason. This is because that is where all the water goes naturally. That is why it is there. It is the cheapest spot to put the retention pond. Right next to his house. Thank you.

Jay Behunin said I live at 696 West Harrisville Road. One concern that deserves serious consideration is how this proposed neighborhood will coexist with the active agricultural operations surrounding it. These farms are not parks or vacant land. They are working properties. Farming does not happen only between eight in the morning and five in the afternoon. Harvesting often takes place late into the night when weather and crop conditions demand it. Irrigation runs around the clock. Equipment operates early in the morning and often late into the evening and sometimes all night long. Livestock require attention at all hours, and animal and pest management practices are a normal part of agricultural life. For generations, these activities have been accepted as part of living in this area. Farmers have enjoyed the liberty to work their land and care for their animals without conflict because their neighbors understood and respected that way of life. My concern is not that future residents would intentionally create problems. Rather, it is human nature that people moving into a high-density subdivision may not expect tractors operating after dark, irrigation water flowing through the fields at night, odors associated with livestock, dust during planting and harvest, smoke from fires, irrigation, ditch control, lights from equipment, or people working on neighboring properties at unusual hours. Over time, these differences in expectations often create pressure on the very agricultural operations that existed first. Complaints begin. Restrictions are sought. The rights and freedoms of farmers are gradually diminished, not because they have changed, but because the character of the neighborhood around them has changed. We should ask ourselves whether it is fair to place new residents in the middle of a working agricultural area and then expect either side to sacrifice the lifestyle they have chosen. The open fields, the farms, and the freedoms that accompany them are part of Harrisville's identity. They are part of what makes our city unique. Growth is important, but compatibility matters. We should encourage development that respects existing agricultural communities rather than creating unnecessary conflicts that future generations will inherit. The question before us is not simply whether thirty homes can fit on five acres. The question is whether this type of development belongs in the middle of active farmland and whether we are willing to risk the rights, traditions, and liberties that have defined this area for generations. Thank you for your time and your service.

Lynnae Dopp with my husband Rod live at 679 West Harrisville Road. Built their home and moved to Harrisville forty-five (45) years ago. Since then, a significant portion of Harrisville consisted of one (1) acre or larger parcels that were legally zoned and suitable for agricultural. Today, that land has disappeared. Every new development or proposal pushes us closer to losing the rural character that has made Harrisville unique. This issue is much more than about a single field or a single development. Once agricultural land is converted into dense housing it never again returns to agriculture or farming. Every decision we or you make today shapes the kind of community future generations will inherit. The fella who spoke first talked about the mandate of the state for affordable housing. There is a great deal of affordable housing going in across the highway on the old Ben Lomond Golf Course. A great deal. I cannot help but think this will satisfy the state's requirement for little Harrisville as far as affordable housing goes. Most importantly this is about the wishes of the people who already live here. Residents consistently speak to the things they value most about Harrisville; the small-town atmosphere, the open fields, the horses, the sense of community, and the connection to our cultural heritage. These are not inconveniences to be replaced. They are assets worth preserving. Thank you.

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Mishelle-Lee Ensign said I live at 670 West Harrisville Road. I have lived here for three (3) years. I bought my parents' home who had lived there for the past twenty (20) years. Before then I lived in Salt Lake and a lot of different places. To come back home was a letdown because I felt I was not moving forward. Once I came back, I started fixing the property. I love my house. I knows why my dad bought it. The neighbors close, but not that close. I look out my back window and see the mountains. When he passed, he wanted to be placed in a Wangsgard sack and thrown off the mountain because he loved them so much. Since the three (3) years I lived in Harrisville, I attended meetings dealing with rezones of properties about me many, many times. I feel like Harrisville has an identity crisis. They have had manufacturing changed from agriculture to manufacturing around my house. We have had many of the multi-family homes come in. I feel they have everything in my backyard. They have manufacturing but with children who want to live around me and people who want their horses and agriculture going on. It just gets closer and closer. I do not see cohabitation as a nice fix right now, especially where I live. I ask the commission to carefully consider the long-term consequences of allowing dense housing developments to be placed on agricultural land in Harrisville. This issue is bigger than one field and one project. Once farmland is covered with streets and houses, it is most never returned to agriculture. Every acre we lose today is gone for future generations. The people who live here love Harrisville because it is different. They value open fields, the horses, the small-town atmosphere and sense of community that comes from living in a place that still remembers its agricultural roots. Those things are not empty spaces ready to be filled. They are part of what makes Harrisville special. Utah already has limited crop land, and Weber County has seen significant losses in recent years. Small farms make up large portions of the agricultural base. Fail to protect them, we are slowly giving something that cannot be replaced. Housing is important and growth is inevitable, but both should be balanced. They should respect existing neighborhoods and agricultural zones and residential and property owners who have a right to provide for their loved ones. It is quite a stretch to compare Salt Lake City and Sugarhouse and Ogden and Harrisville.

Shauna Edwards said I live at 1068 North Harrisville Road. I remember when this first came up under Ordinance 562. The Planning Commission held a public hearing on March 12, 2025. The public came and expressed their opposition to it and Planning Commission tabled it. This gave them the idea that they would be sending this forward with a negative recommendation to the City Council. The next thing we knew was the City Council discussed it on November 18, 2025. They tabled it and called a work session between the Planning Commission and the City Council. They got together and discussed this. The next thing we knew on December 9, 2025, the City Council had a work session before the regular meeting that same day. Before they knew it, it was passed. It is the overlay ordinance for the general plan which does not involve zoning. It lets the City Council determine whenever there is a patch of acreage if the overlay fits no matter whether it is residential or agricultural. I am confused about the ordinance number it is being given now. I do not recall there being a public hearing on this ordinance. I suggests that anything under this 562 or whatever number being given now, be suspended any ordinance that comes in under that ordinance to give the citizens a chance to approach the city council and appeal the ordinance.

Amanda Chester stated I live at 931 North Harrisville Road. I represent not the younger but newer people moving into the neighborhood. The reason why I chose where I wanted to live was because of the atmosphere it provided. I would make my husband drive down North Harrisville Road three (3) or four (4) times a week before we moved into the home that we did because I loved the transformation that it brought. I like living in the country but not be away too far from

the city. I personally work in commercial restate and development. My questions pertain to the zoning and legal right to take away the A-1 application. The HOAZ zone requires five (5) acres. This is 4.95 acres lot not 5 acres. This does not apply. This is not a residential zone. This is agricultural zone. They may want to overlay it, but it still does not meet the five (5) acre requirement. Everybody knew when they purchased these properties in an agricultural community that they did have rights but that they also had limitations. When they purchased these properties, they are limited to standards of the A-1.

Shawn Douglas said I live at 628 West Harrisville Road. I am not here to oppose affordable housing. My concern is the project is being proposed in the wrong location with the wrong development pattern and without demonstrating public benefit. The property is designated rural residential on the future land use map and is zoned A-1 Agricultural. The city's general plan envisions large lots, agricultural preservation, and low-density development in this area. Yet, this proposal creates thirty-one (31) homes on less than five (5) acres. Five (5) acres is required for the overlay zone. This is not rural residential development. This is urban style subdivision placed in an area the city has planned to remain rural residential. It also has all the characteristics of spot zoning, if you know what spot zoning is. The ordinance requires comparison plans which were not provided. The project also does not comply with the overlay zone requirements. The concept plan includes lots smaller than the minimum lot size. The property falls short of the required five (5) acres minimum project size. The project is not in a residential zone as required and the plan does not meet the park connectivity requirement that is required in the zone. At the same time the proposal seeks to reduce setbacks, reduce road widths, and reduce driveways, all concessions from the city with no return to the city. Utah law and Harrisville's Moderate Income Housing plan defines moderate income households as those earning less than, nor more than 80% of the AMI. This development agreement is using 120%. The plan also asks for concessions based on this. The affordability benefit is measured against a different and less restrictive standard then the one used by the city as identified in its moderate-income housing needs. The thirty (30) day time frame for sales is unreasonable as the average time to sell a home in Weber County is between thirty (30) to forty-five (45) days. This will allow the developer to avoid the lower sell prices and sell at the higher price. The project is located on a dead-end roadway that has no connectivity to the surrounding street network. By city redevelopment standards the road would require two (2) temporary turnabouts that are deed restricted. It is located in any area the city has not identified in any of their documents as higher density housing. The city has identified more appropriate locations for attainable housing near commercial corridors, employment centers, and transportation routes. The following factors are why you should deny this property a rezone. The property does not meet five (5) acres requirement. After the recent property boundary alignment, the property is even smaller than what the county shows, and the county plat shows less than five (5) acres. The property is not in a residential zone as required. The plan does not meet the park connection requirements. Some of the lots are smaller than the required 4,000 square feet. Ordinance requires comparisons. None were provided. All these are required items, not negotiable items, and they all say they are required. For those reasons I respectfully asked the Planning Commission to recommend denial of the proposal zone.

Kirk Nigro said I live at 530 West Harrisville Road. I have been to several conferences talking about micro housing and how they work. I am not opposed to affordable housing. I think it is actually important. The key ingredient in all those discussions at the conferences I have attended is planning. I am thankful the city has a Planning Commission. I think the whole point of this is planning. Planning is not, a space is available let us throw it in there. It is what is the design and what do we want to accomplish in an area. Throwing a thirty-one (31) development in the middle

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of agricultural area in the middle of a road, does not sound like planning. How are you going to impact the other areas and homes around that? Are you going to destroy those? No. As we increase the population level in these areas you are going to have increased impact on one road. As we get more residents, will we get more infrastructure increases that need to be in place to provide for the additional population? As you do this, the city will be looking at purchasing land through eminent domain to get that infrastructure in place for future planning. My recommendation is, as a Planning Commission, answer what is your plan, what makes sense. An available parcel is not planning. It can be considered. I appreciat the consideration of the commission's expertise. Focus on what is the community, what is the community values, and is this appropriate. Are there local businesses for walkability? I see nothing in the area that is walkable. What is a designated urban plan or rural plan? Adhere to that with the overlay and try and make it a work in process. Something that is thought out.

David Anderson said I live at 911 West Harrisville Road. During the campaign I was out listening to our new city council and one of the comments made was about taxes. Residential housing does not provide sufficient tax to support a community. Retail is necessary or the alternative is that all of us that live here will again suffer a huge tax increase. We need to look at retail. I do not necessarily want the city to place another Walmart there, but there has to be thought for that provision. Number 2: Where is the water and electricity, the infrastructure for this development. It has already been brought up we have irrigation issues. This is defiantly a rural community. I have lived here a long time. We added a development behind his house. We made concessions on the A-1 zoning there and they put in a number of homes with the understanding they would use the common space to qualify to be in the A1. That will be a problem because it is between north street and my backyard. Number 3: and this comment was made by our developer. If you live in Salt Lake, you want to live in Sugarhouse. I want the commission to understand I lived in Sugarhouse. I moved out of Salt Lake and out of Sugarhouse to Harrisville because it was nothing like Sugarhouse. I moved here because it is a rural community, a quiet community, and a wonderful place to live and raise children. This high-density housing that you are proposing or that has been proposed is not what we need at this point. Put it over on the golf course.

Mike Dalpais said I live at 644 Chugg Lane. When I built my house, they required me to give forty (40) feet to the city. I am concerned about this road for safety. I am concerned about it for the Public Works department crew. What are they going to do for snow removal? How is a fire truck going to get down it? The last Planning Commission meeting went to they said they were concerned their kids were going to grow up and not be able to buy a house in Harrisville. My thinking is if we keep doing things like this, they are not going to want to live in Harrisville.

Steve Everts said I live at 616 West Harrisville Road. When I bought my place it was one (1) house, one (1) acre. It has been that way for many many years and I would like it to stay that way because we do not need a development like that in our pastures. It is not right. There are plenty of places in Harrisville to build something like that. By the golf course would be great and there are many other places you could build this. We do not need it in our pastures.

Kenny Loveland said I live at 1103 North Harrisville Road. I have lived in Harrisville for forty-five (45) years. This is the wrong place for this development. It does not fit the neighborhood. It does not fit the community. It needs to go somewhere else. Thirty (30) homes is in there is ridiculous. Hope all of you as Planning Commission members take the time to look at where this is. Talk to the neighbors a lot of which are here tonight. I encourage the commission to think

about them. See how many people are here at Planning Commission not something normal. This tells you what the citizens are feeling right now. This is totally the wrong place for this. I agree with Dave, this is not Sugarhouse, we do not want it to be Sugarhouse, we want it to be Harrisville. It has been a rural community for so long. We have plenty of room for affordable housing coming in over at the golf course to meet the needs of whatever the State is requiring. It pains me when someone new comes in and buys property and then wants everything to change to what they want. The gentleman who is proposing this development, he knew when he bought that property that it was zoned A-1 and is not made to have 30 homes. I hope the commission takes this into consideration. Thanked you for your time and service.

Jeralyn Koupal said I live at 1475 North Highway. What is wrong with this picture? This feels like stuffy a square pig in a round hole. I just left a very dense area of Southern California after thirty-one (31) years. From the Dakotas originally and this is bad. This does not belong there. It impacts life for everybody. We bought a little over a year ago and this feels like a bait and switch. We moved here, as many of our neighbors had said. They have either relocated here or lived here forever. Moved to the area for a reason, looking for the rural they grow up with. I loved Southern California for a very long time, but this is happening on steroids there. They are a cautionary tale. We can testify to that.

Mike Iverson said I live at 558 West Harrisville. It has been said pretty obvious why we moved into Harrisville in the first place. For thirty (30) years, I have been coming to these types of meetings. I am concerned we are losing the very thing that we all love about Harrisville. It is why I came here. At each of the meetings I have attended, there has been a balance presented. They have said we have to worry about our future, and housing for our children, future residents and balancing that against the wishes of the residents to retain a very rural feel, small town feel, to Harrisville. I always hear the word compromise. Well let us make some compromise. In the thirty (30) years of attending these meetings, I have not seen any true compromise. I have seen no instances where any land had been changed from another zoning to A-1. Not compromise, just loss. This is a concern. At some point, need to sit down and say okay, we have compromised enough, we have to look towards other issues, one of which is water. We all know what is happening along the Wasatch front as far as water is concerned. All the water is coming from the East. What guarantees do we have to even be able to guarantee new residents, anywhere along the Wasatch Front, they will have water let alone this little high density housing development. Look into your hearts and understand all of us are here for this community. It is a rural community. And we love it.

Janet Varble said I live at 930 North Harrisville. I have lived in Harrisville for over sixty (60) years. I have watched at ten (10) years-old my dad develop Knight Lane, 375 West. He got a lot of push back for developing just over five (5) acres to develop eight homes on those lots. I think because he had that push back it opened her eyes to what was happening here. What he had to do was at the end of the lane, he had to open it up for the potential of future development. This opened the chance for the cove to come in with twenty-three (23) homes. I think it is way too much to only have one (1) lane going through and not a facility to come out another place. A lot of push back should be done on this development. Just because it looks good on paper does not mean it works.

Randy Bick said I live at 689 West Harrisville Road. My father built his house and I bought it from him after he passed away because we love Harrisville. I have lived all over the country and this is where I feel at home. Since I have been here, I have watched some things that have just

shook me. The widening road and this property, Reed's property. Cramming all these houses in this little lot. It is little. It is going to turn into a rental property is what it is going to turn into. This is not going to be affordable housing. It is going to be a giant rental property. It is poorly designed. I am watching what Warren and Kathyrn went through with their lot. It is just appalling. They got it all fixed and now we are going to put a pond next to their house and we are going to flood them out again. They had to pay so much money. If you would had seen it, you would not have believed it. This is farmland. This is a farm community. That is what we moved here for. That is what we own our property for. Sad Reed passed away. He would not have wanted to see his property turned into this. These people just want to make money. They knew this was an agricultural zoning. They had planned to put five (5) homes in here, we were all against that. Now they want to place thirty (30) plus homes in here and they are stacked on top of each other. In our beautiful community, we have to deal with this. I think the residents of this community deserve to have their heritage protected by our elected officials and planning commission. They should understand that. I hope they do. The road is hard enough for us and now this. What happens when other people pass away. Are we going to grant more of this in our fields and our town is going to go away? Then we are going to be just like Sugarhouse. We chose to live here and raise our family. This is wrong and needs to be stopped. If they want to put five (5) homes on there, that is one thing, but this is ridiculous.

Trevor Behunin said I live at 696 West Harrisville Road. I would not be here if there was not a problem. They talk about how the kids will want to live here. I have loved Harrisville, but I told my parents if this gets approval I am moving because it is no longer the city we love. If we do this, then it puts a brick wall between the heart of thing that brings us together. I look around this room and know almost everyone in here because that is who we are. We are a small community. We are going to watch out for each other. We are here to support each other. I do not see a single, okay there are a couple, happy faces in here. I am not certain if any of the residents were happy about this, but I highly doubt it because this is not what we want. This is not Harrisville. There has been development on our road, and I can understand that. He thinks it has been very reasonable up until this point. One (1) or two (2) houses I can understand. This I cannot. It has been said before, there are lots of things about this that do not make sense. The first of which is this is in the middle of bunch of pastures. Not just one (1). Not just two (2). Every side and all the way down the road there are pastures, there are farmers, and that land gets used. I am on the land often and I have seen the neighbors out there often. It gets used. It gets farmed. That stuff does not smell good. You think people will want to smell the horse manure that we are plowing through our fields every day. It does not smell pretty. That is not what they want. This is Harrisville. This is our small town. In the last ten (10) years, Weber County has lost almost 20% of their farmland. 48% of that farmland is on lots under nine (9) acres. If we start taking that away, there will not be anything left. We will turn into Sugarhouse.

Jan Douglas stated I live at 628 West Harrisville Road. Some of my concerns are resale value. When you are talking a 1,200 sq foot home, that only fits a certain family size. It was mentioned that more than likely it would not be a first-time homebuyer. They are half a million dollars. It was mentioned it would more than likely be someone looking for a second home. They already lived in a small home. They are looking for a bigger home. The price range for these homes and for the size of the yard, and it was mentioned some may not even have a garage, how affordable is that? To get those type of people in here with those kinds of houses, I work in lending industry. What is the mortgage payment for a $500,000 home? It is not very affordable for these young couples that come in which fit in that size of a home. The older couples are not going to want to be in a 2-story home. Another one of my points are I feel it looks out of line. When

looking at the road, a rural road, all of the homes vary, they have a decent size pasture behind us. Then all of a sudden going to come in a put rinky dink subdivision with thirty-one (31) homes that are like little cracker boxes. Another thing is our property will abut one side. My understanding is it would be seventeen (17) lots. They have several horses. My family has grown up with that. They live to hunt. They do all these things. They raise the horses. They process their hay. So they can have a rural type lifestyle. When you get all these people from the city that want to come here they have no idea. I would have my horses out there. They would be dumping yard clippings over. They do not understand what it is like to live in a rural area and what they can do in harming my animals? I feel this is something which should be considered. I do not think it looks good for the city and when you get a bunch of vacant homes, what will that do?

Josh Peart said I live at 480 Chugg Lane. I heard about the difficulty to build my home, mine being one of the newer homes on Harrisville Road. One of the things I am grateful for is it is still over an acre. It has forced my family to learn the lifestyle it takes to live in Harrisville, having to manage the land and it has taken many neighbors who have come out to help him understand. Luckily, one of the things we fell in love with when we showed up to look at the house. We did not care too much about the house. We think the builder did a pretty crappy job, but the land is what sold us. Having the fields around us, having the community, is what brought us to want to live in Harrisville. I think if we were to bring in this many homes in at once on small lands it is almost impossible for them to understand and appreciate what it takes to live in agricultural lands and all those things that are associated with it and to learn how to reach out to your neighbors to get help with your land. I do not have a tractor, but my neighbors have offered tractors and at this point we have six (6) goats that we love and cherish. Moving into these lands they will not have the same appreciation. When we think about the spirit of Harrisville and what drew us there, I do not think it will be passed on to the people how live in this type of development.

Kevin Varble said I live at 930 North Harrisville Road. Has lived in Harrisville forty-five (45) years. Married a Harrisville girl. Grew up partly country and partly city. Sunset Clinton area and watched it change. It started the same way we are talking about now. It totally changed. It is a whole different community. We love our little city. We have had amazing neighbors, but this is not realistic. We just saw a change in council positions because the city wanted something different. I recognize you are appointed. However, it is the people in the city who should be making the choices, and the commission should be backing them up. I understand they want development. The question is, the governor suggests, the governor recommends, other than money associated with discounts and all these different things, why would do we have to listen to the governor. Utah is the fastest growing development around. Also, one of the most expensive for that purpose. We always think we got to get the money, we got to do it now, we got to get the deal. We need to relax. We do not need to do it right now. We can do it later. I would like to see my city and everyone else who lives here, city, remain as it is with only needed improvements. Not someone else's dream.

Norma Wakayama said she lives at 668 W Harrisville Road. The only thing that comes to mind is when they purchased their property seventeen (17) years ago, they were told this is greenbelt property. It will always be agricultural. I find this extremely upsetting. We moved here because it was agricultural. We want to live here because it is agricultural. To see it changing makes me very sad.

Marvin Farrell said I live at 240 North 750 West. I own property on West Harrisville Road. There are a lot of friends here. There are a lot of neighbors here. With the things going on in

Harrisville, and the impact to myself and to my neighbors along West Harrisville Road with the expansion of the road has caused me some pains. To try and make sure things are right, I feel the Planning Commission and the City Council hear both sides of what is going on. I ask the commission to really look into this, dig deep into this, and what has been said tonight. Look at the laws and see if we are doing the right thing. I farm. I cherish the ground. I want to keep farming. I own property along West Harrisville Road. I get developers calling him once a week to develop my property. They are not making any more ground. My point is that whatever we do as a Planning Commission, as residents also of Harrisville, let us make sure we plan and do the things correctly. I understand we need to bring in more homes. I have kids, they have kids, they have to go somewhere. They are living on some other farmer's ground they gave up for housing. Let us make sure we are abiding by the laws. Not making anymore ground. So let us build these houses as high as we can. A lot of people do not like that. If we just look at what we have, make sure we are doing the right thing. They have taken my property and put it as open space. I did not like that. The golf course was open space and public use has been taken.

Darrel Koupal said I am from South Dakota. Me and my wife grew up in tiny towns about 150 people surrounded by farmland. I chose a career which took him to Southern California where they lived like sardines. I am six (6) foot two (2) and could reach out and touch my neighbors house. That is what this type of development reminds me of. It does not belong in Harrisville. When they chose to come this way to Utah, I still work in my career in Roy, they wanted to find something rural. That is where they started. That is what they enjoy. They have horses. I have 4.95 acres. I also worry about city people that do not know what agricultural is move into an area like this and they see horses across the fence. Has there been thought about the liability this puts on the surrounding homeowners. What if something happens like a child walking into a pasture. Who will be sued? Is it going to be the city? Who is responsible? Ultimately it is your decision that is putting us in that type of environment. I think about some of the things I have heard tonight from my neighbors that are thoughts to resonate with. One comment that does not resonate is horse manure is lovely. I ask the commission to please consider how many arguments they have heard which are in favor of this development.

Additional public hearing comments collected by city staff are included as Attachment "A" to the official minutes.

MOTION: Commissioner Palmer motioned to close the public hearing. Commissioner Morales seconded the motion.

Angie Francom	**Yes**
Chad Holbrook	**Yes**
Isaac Thomas	**Yes**
Christina Palmer	**Yes**
Ruben Morales	**Yes**

The motion passed with all voting in the affirmative.

5. **DISCUSSION/ACTION/RECOMMEND** – to recommended Ordinance 571: an ordinance amending the official zoning map and adopting a master development agreement for certain parcels located at approximately 640 West Harrisville Rd.

Commissioner Palmer began the discussion by asking why this development is being pushed through

so hard and fast. Sarah Wichern replied because the development meets the criteria of the HOAZ ordinance, it meets the criteria to be presented to the Planning Commission for consideration. The city has an obligation to present to Planning Commission. Staff are concerned with the number of vacant commercial properties and are trying to find a balance.

Commissioner Morales asked if A-1 is considered residential. Sarah Wichern replied that it is a residential zone that allows agricultural use. It is not a zone which enforces someone to use it for agricultural purposes. In any case, it is designated as a residential zone in Harrisville. Therefore, it is possible to apply for the overlay in this area. Commissioner Morales continued by asking about the one acre minimum. Sarah Wichern said the request is to change the density. The agreement will change the zone to whatever is approved.

Commissioner Thomas said it was brought up a few ways this development may not meet the requirements of the HOAZ ordinance. Sarah Wichern said the development meets the requirements for this stage in the process. The concept plans and such are for when it is presented to City Council. In the ordinance we stated things we would like to see. The developer is allowed to present a development that does not meet all the standards. At this stage, the Planning Commission needs to recommend they find this development desirable and would like to see it in Harrisville City. Chair Francom reminded the commission and those present they are recommending body to City Council.

Commissioner Palmer brought up her concern with safety on the narrow road. Sarah Wichern said this is a concern brought up to the Public Works Department and the Fire Department. After a preliminary review, both departments are comfortable with the represented "T" turnaround at the end of the subdivision. As for snow plowing, in the winter street parking is not allowed. It is wide enough to have street parking on both sides with two (2) lanes of traffic. There are narrow residential roads in Harrisville. The city standard is thirty-two (32) feet of asphalt. The request is to narrow the road by two (2) feet.

Commissioner Morales asked if this is the first time the ordinance has been utilized. Sarah Wichern replied this is the first request to use the HOAZ overly since approving the HOAZ ordinance. To reply to a concern which was raised during the public comment period, Sarah Wichern added to approve the HOAZ ordinance it had its own number which then became part of the city code. Each development that wishes to utilize the HOAZ code will have a different ordinance number. However, all of them will go through the same public hearing process. Commissioner Morales asked if we are setting a precedence by allowing the developments to use this code. Sarah Wichern said this is a legislative decision. Each proposal is reviewed separately. When certain zoning criteria are met by law, the municipality or county organization are required to allow to proposal to be approved. Chair Francom used the example of car washes being built all over the county as a clarification of legislative and administrative decisions made.

Sarah Wichern addressed the comment about the water issues mentioned during public comment. One of the requirements the city is placing for the development is to have storm water brought to the parcel. This is a requirement that all new developments are required to make no matter where they are in the city. By law, residents are required to take care of any water that lands on their land. They are to make certain it does not go anywhere else but on their property. Also, when there is head water and tail water, the developer has to make sure that is not disrupted. The basin will be a detention basin complete with an outlet.

Commissioner Morales asked in regard to the legal obligations mentioned, when are the weight of citizens' concerns considered. Sarah Wichern said since this is a legislative item, citizens' concerns can be considered.

DRAFT

MOTION: Commissioner Thomas motioned to table recommendation of Ordinance 569: Land Use Amendments for further discussion. Commissioner Palmer seconded the motion.

Angie Francom	**Yes**
Chad Holbrook	**Yes**
Isaac Thomas	**Yes**
Christina Palmer	**Yes**
Ruben Morales	**Yes**

The motion passed with all voting in the affirmative.

6. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Plat Approval for Dixon Creek Phase 2A located at approximately 1243 North Washington Blvd.

Preston Mobius, DR Horton, gave a little history of the project to update the commissioners. He said his phase is included in the Master Development Agreement as Phase 2. They were approved for this section. However, the plat was never recorded. Since we would like to continue construction now that Phase 1 is nearly complete, we are asking to split Phase 2 into two sections. Phase 2A, fifty (50) lots, will be started as soon as the plat is recorded. Phase 2B will begin once final approvals through FEMA are completed on the flood plain. All the improvements for both phases have been completed along with all improvements to the land. They are merely waiting for the legal process through FEMA for the LOMAR to be completed, which should take another couple of months. Phase 2B will have forty-four (44) lots.

Sarah Wichern said she did not complete a memo since this was pretty straight forward as to what the developer was requesting. In summary, they are removing the lots which are in the flood plain and placing them into Phase 2B in order to continue construction.

Commissioner Holbrook asked where the Flood Plain was. Preston Mobius reviewed where Dixon Creek ran, where the Flood Plain area was, and where the development was in the FEMA approval process. They received the CLOMAR, which is the first process. Now it is in the LOMAR process. There is a retention basin. Creek comes through channels and exits out. The county surveyor has reviewed 2B and the review has been sent to the city.

MOTION: Commissioner Holbrook motioned to grant Preliminary Plat Approval for Dixon Creek Phase 2A located at approximately 1243 North Washington Blvd subject Harrisville City Municipal Code, and any other staff or agency requirements. Commissioner Morales seconded the motion.

Angie Francom	**Yes**
Chad Holbrook	**Yes**
Isaac Thomas	**Yes**
Christina Palmer	**Yes**
Ruben Morales	**Yes**

The motion passed with all voting in the affirmative.

7. **DISCUSSION/ACTION/RECOMMEND** – to grant Conditional Use Permit #156 for a

farmer's market located at 607 West Harrisville Road.

Marvin said a couple of months ago a couple came in for a farmers' market stand. They were permitted to do this. As some of you know, I farm, do things, raises cattle, hay. Last year I sold tomatoes and a few other things on the road. The Farmers Market will be located at 607 West Harrisville Road. When I did this last year, it was on the honor system. A few people ask if I could sell their product. By law I know I could not do that. I would like to open this up to my neighbors who would like to sell their product. The response from the public has been positive. I would like to have the farmers' market, more or less, to see how this will grow.

Commissioner Holbrook asked for the applicant to describe the area including where people would park or display their items. Marv Farrell said there is close to a ½ acre behind the fence where he had his stand last year. The front part is reserved for the displays for visibility. The car park would be behind the fence on the dirt section. Last year he had a couple of people at once.

Commissioner Morales asked what the liability would be for him to have something like this on his property. Marv Farrell said he has checked with his insurance company. A farmer's market would be covered under his LLC policy. However, there is always a risk. Commissioner Morales continued by asking how the booths would be set up. Marv Farrell replied he would not know exactly until he received the approval to go ahead.

Sarah Wichern said the request was for a small farm stand not for others to participate in a Farmer's Market. The code outlines special regulations for agricultural accessory structures require no larger than 100 square feet during season. What is being requested is different than the application. She asked for the item to be tabled to allow her more time to look further into the code for another avenue to expand this into a full farmers market stand so others can participate. However, this could be granted as is with the applicant's own personal farm produce or the commission could table this item to allow a look into another avenue to expand this into a full farmers market so others can participate. Sarah Wichern gave the applicant HCMC §11.18.050 – Basis for Issuance of Conditional Use Permit and 11.10.020 (1) – Agricultural Accessory Structure for the basis of her memo research.

Chair Francom said the commission could approve the single use or table to look into multiple people use. Marv Farrell asked to table the request in order to seek other options to involve more residents in the community and area.

MOTION: Commissioner Palmer motion to table Conditional Use Permit #156 for a farmer's market located at 607 West Harrisville Road based on commissioner discussion. Commissioner Morales seconded the motion.

Angie Francom	**Yes**
Chad Holbrook	**Yes**
Isaac Thomas	**Yes**
Christina Palmer	**Yes**
Ruben Morales	**Yes**

The motion passed with all voting in the affirmative.

8. **PUBLIC COMMENTS** – (3 minute maximum)

Shauna Edwards thanked the commissioners and staff for what they do and for listening to the residents.

Marv Farrell said I had to get back up again with the proposal of the Fowers property meaning I have been asked by the developer to take care of it. I have had really good discussions with the developer. I am very involved with farming and sees both sides. I would like to see houses for his kids and attainable housing. One of the water issues is because the irrigation water does come down with the high-water table. The retention pond is going to be in the low spot and affect Warren Child. Options to look into. This is coming. Staff see it every day. I ask you to make good decisions. Look at the laws that play into this to cover those things to make sure we can make Harrisville, Harrisville. I appreciate the Planning Commission for your time and willingness to be here.

9. COMMISSION/STAFF FOLLOW-UP

Sarah Wichern said one thing from tonight's comments she asked the commissioners to ponder. How many of the comments were from residents who purchased their homes from their parents' verses those who purchased homes who were not Harrisville residents? The trends we are seeing, unless these large parcels are inherited, they are not going to residents of these smaller communities. This is a concern for staff.

10. ADJOURN

MOTION: Commissioner Morales motioned to adjourn the meeting. Commissioner Holbrook seconded the motion.

The meeting was adjourned at 8:52 PM.

Angie Francom	**Cynthia Benson**
Chair	**Deputy City Recorder**

DRAFT

Attachment “A”

Public Hearing comments pertaining to Planning Commission Meeting of June 10, 2026.

Attachments are as follows:

1. Warren Childs – email to the city prior to the meeting of June 10, 2026.
2. Shawn Douglas – emailed to the city prior to meeting of June 10, 2026.
3. Shawn Douglas – distributed at the meeting of June 10, 2026.

June 10, 2026

Harrisville City Planning Commission
363 W. Independence Blvd
Harrisville, UT 84404

Dear Commissioners,

My name is Warren Child. My wife Kathryn and I own the home at 664 W Harrisville Road, the only single-family residence that directly borders the western edge of the proposed Sunflower Subdivision.

When we purchased the property in November 2024, we carefully reviewed the zoning of our lot and all neighboring parcels. The fact that both our property and the adjacent five-acre field to the east were zoned Residential Agricultural (A-1) was a significant positive factor that strongly influenced our decision to buy. We understood this zoning was intended to preserve the rural character of the area and believed it reflected a core value shared by both the citizens and the government of Harrisville.

We have owned our home for less than two years. During that time we have experienced severe and recurring water intrusion into our crawlspace every time the adjacent field is irrigated; even when irrigation is performed responsibly. We have already been forced to spend tens of thousands of dollars on emergency mitigation, including professional sump pumps, extensive grading, and major structural repairs.

The concept plan for the Sunflower Subdivision places a detention pond directly east of our home, immediately adjacent to our foundation and crawlspace. Because the land naturally slopes to the southwest, this location will concentrate stormwater runoff and create a direct, ongoing threat of significantly increased flooding and damage to our property.

We respectfully request that the Planning Commission deny the requested rezoning or, at a minimum, require that any detention pond be relocated away from our shared property line.

Thank you for your time and attention.

Sincerely,

Warren and Kathryn Child
664 W Harrisville Road
Harrisville, UT 84404

PUBLIC COMMENT

MEMORANDUM TO THE HARRISVILLE CITY PLANNING COMMISSION

Re: Opposition to Proposed Sunflower Subdivision Rezone and Housing Affordability Overlay Zone

Planning Commission Members:

I am an adjacent property owner to the proposed Sunflower Subdivision at approximately 640 West Harrisville Road. I respectfully urge the Planning Commission to recommend denial of the requested rezone and Housing Affordability Overlay Zone.

This proposal is inconsistent with the City's General Plan, Future Land Use Map, Moderate Income Housing Plan, and transportation planning. It would place a high-density, dead-end subdivision in an area planned and zoned for rural residential and agricultural uses, while failing to provide housing that realistically meets the City's stated moderate-income housing target.

I. The Proposal Conflicts with the Future Land Use Map and Existing A-1 Zoning

The subject property is currently zoned A-1 Agricultural and is designated Rural Residential on the Future Land Use Map. The Rural Residential designation is intended for very low-density residential and agricultural uses, with the General Plan describing this category as large rural lots, farms, agricultural preservation, and no more than one dwelling unit per 40,000 square feet.

The proposed Sunflower Subdivision would instead place approximately 31 compact lots on 4.95 acres, at roughly six units per acre. This is not rural residential development. It is an urban-style subdivision inserted into an area the City has planned for rural and agricultural character.

The existing A-1 zoning is consistent with the Future Land Use Map. The requested HOAZ overlay is not.

II. The Rezone Would Undermine the General Plan's Land Use Policies

The General Plan states that development proposals should be considered in conjunction with the goals and policies of the Plan, including impacts on adjoining uses, infrastructure, flood control, compatibility, and appropriate land-use relationships.

The Sunflower proposal fails that test. It would replace an agricultural/rural residential parcel with a compact subdivision using reduced lot sizes, reduced setbacks, reduced right-of-way width, and reduced pavement width. The proposal would establish a development pattern that is incompatible with the surrounding rural residential area.

The Planning Commission should not recommend a rezone that overrides the City's adopted long-range land-use plan for the benefit of one isolated project.

III. The Proposed $498,000 Home Price Does Not Meet the Moderate-Income Housing Target

The applicant relies on the Housing Affordability Overlay Zone to justify a major density increase. However, the project does not appear to provide housing that meets the moderate-income target identified in the City's Moderate Income Housing Plan.

PUBLIC COMMENT

The Moderate Income Housing Plan focuses on households earning 80% or less of area median income. The HUD FY 2026 income limits for the Ogden, Utah MSA show the following 80% income limits:

- 1-person household: $66,050
- 2-person household: $75,450
- 3-person household: $84,900
- 4-person household: $94,300
- 5-person household: $101,850
- 6-person household: $109,400
- 7-person household: $116,950
- 8-person household: $124,500

Even using the 4-person household limit of $94,300, a household at 80% AMI would generally be limited to approximately $2,357 per month for housing costs if using the common 30% affordability benchmark.

A $498,000 home does not fit within that target. With a 5% down payment and a 30-year mortgage at approximately 6.25%, principal and interest alone would be approximately $2,913 per month before property taxes, homeowner's insurance, mortgage insurance, utilities, HOA fees, or maintenance. Once those costs are added, the monthly housing cost would be far above what an 80% AMI household can reasonably afford.

While the Development Agreement relies on a 120% AMI affordability standard, Harrisville's Moderate Income Housing Plan is intended to address households at or below 80% AMI. Even if the project technically satisfies the HOAZ definition, it does not meaningfully advance the City's stated moderate-income housing objectives.

Therefore, the proposal does not meaningfully implement the City's Moderate Income Housing Plan. It instead provides market-rate or near-market-rate housing while seeking the benefits of an affordability overlay.

IV. The Proposal Is Contrary to the City's Moderate Income Housing Location Strategy

The City's Moderate Income Housing Plan does not direct higher-density housing into rural residential neighborhoods. It identifies more appropriate locations near commercial centers, employment centers, mixed-use areas, and transportation corridors, including Washington Boulevard, Highway 89, and Wall Avenue.

The Sunflower site is not located in one of those planned higher-density areas. It is an isolated A-1 parcel in a Rural Residential area. If Harrisville wants to implement additional moderate-income housing strategies, those strategies should be implemented where the City's adopted plans already direct them, not through a one-off rezone in a rural neighborhood.

PUBLIC COMMENT

V. The Proposal Does Not Demonstrate Compliance with Key HOAZ Requirements

The Housing Affordability Overlay Zone (HOAZ) was adopted to allow increased density and modified development standards only when an applicant demonstrates that those concessions are necessary to create attainable housing. The current application fails to make that showing and does not satisfy several key requirements of the ordinance.

A. Required Concept Plans Have Not Been Submitted

Section 11.16.060 requires applicants to submit multiple concept plans that allow the City to compare a conventional subdivision design with a proposed HOAZ development. The Planning Commission staff report acknowledges that the applicant has not submitted all required concept plans and recommends that they be provided before City Council consideration.

These plans are not a procedural formality. They are the primary tool for determining whether reduced lot sizes, increased density, narrower streets, and other departures from standard zoning are actually necessary to achieve affordability. Without them, neither the Planning Commission nor the public can evaluate whether:

- A conventional subdivision could achieve similar housing outcomes;
- The requested density increase is justified;
- The proposed reductions in development standards are necessary; or
- The public benefit outweighs the impacts of the proposed rezone.

Absent the required comparison plans, the City lacks the information necessary to make the findings contemplated by the HOAZ ordinance.

B. The Project Does Not Reflect the Variety Contemplated by the HOAZ Ordinance

The HOAZ ordinance contemplates developments that include varying lot sizes, building sizes, and price points distributed throughout a project. Instead, the Sunflower concept plan consists almost entirely of lots clustered near the minimum allowable size, generally ranging between approximately 3,945 and 4,800 square feet.

Rather than providing a meaningful range of housing opportunities, the proposal creates a largely uniform subdivision designed to maximize lot yield. The lack of variation suggests that density maximization - not neighborhood diversity or affordability - is the primary design objective.

C. The Proposal Requires Multiple Deviations From HOAZ and City Standards

The staff report identifies several departures from both HOAZ and City development standards, including:

- Lot sizes below the minimum 4,000-square-foot requirement;
- Reduced front-yard setbacks;
- Reduced right-of-way width; and
- Reduced roadway pavement width.

PUBLIC COMMENT

The concept plan includes lots of approximately 3,986 and 3,945 square feet, both of which are smaller than the minimum lot size identified in the staff report. In addition, Harrisville City Code Section 11.16.040 requires a minimum project size of five acres for a HOAZ development. The county's parcel information identifies the project area as approximately 4.95 acres, which falls short of the ordinance's minimum acreage requirement.

While the HOAZ allows flexibility when supported by a compelling justification, the application does not demonstrate why each of these deviations is necessary to achieve affordability. Instead, the proposal seeks layered reductions across multiple development standards without providing the comparative analysis required to justify those concessions.

D. The Proposal Maximizes Density Without Demonstrating a Corresponding Public Benefit

The concept plan places approximately 31 lots on 4.95 acres, resulting in a density of approximately 6.25 units per acre while simultaneously reducing lot sizes, setbacks, roadway widths, and right-of-way dimensions.

Taken together, these modifications represent a substantial departure from the development pattern envisioned by the property's Rural Residential Future Land Use designation and existing A-1 zoning. Yet the applicant has not demonstrated that these reductions are necessary to achieve meaningful housing affordability.

The HOAZ ordinance was intended to provide flexibility in exchange for a measurable public benefit. Here, the developer receives the benefit of increased density and reduced development standards, while only 50 percent of the homes are subject to affordability restrictions and those homes may be sold for up to $498,000.

As discussed in Section III, homes at that price point are not attainable for households at or near the income levels targeted by Harrisville's Moderate Income Housing Plan. Consequently, the public benefit offered by the project is insufficient to justify the extensive departures from the City's General Plan, Future Land Use Map, and existing zoning framework.

VI. The Proposal Has the Characteristics of Spot Zoning

This request has the classic characteristics of spot zoning:

- It applies to a small, isolated parcel;
- It would create a development pattern different from surrounding properties;
- It conflicts with the Rural Residential Future Land Use designation;
- It departs from the existing A-1 Agricultural zoning;
- It appears designed to serve a single development proposal; and
- It is not located in an area identified by the City for higher-density housing.

Approval would create an island of high-density subdivision standards in a rural residential area. That is not comprehensive planning. It is parcel-specific rezoning.

PUBLIC COMMENT

VII. The Concept Plan Shows Overdevelopment and an Infeasible Roadway Design

The submitted concept plan shows a long, narrow subdivision served by a single internal dead-end roadway extending north from Harrisville Road. The lots are arranged tightly along both sides of this road, with no meaningful roadway connection to surrounding streets.

This design creates serious practical problems.

A long dead-end roadway limits circulation for residents, emergency responders, snowplows, delivery vehicles, moving trucks, school transportation, and trash collection. Snowplows and garbage trucks require adequate turning movements and operational space. A narrow, dead-end subdivision road increases the likelihood of backing movements, blocked access, inefficient service, and safety conflicts.

The proposed roadway also does not appear to implement the City's Future Transportation Map. The Future Transportation Map identifies the City's planned arterial, collector, local, future collector, and future local road network. In this area, the map does not show a planned roadway connection through the Sunflower parcel that would integrate this subdivision into the larger street system. Instead, the proposed design would create a self-contained, landlocked subdivision dependent on one access point from Harrisville Road.

That is inconsistent with sound transportation planning. A subdivision of this density should be connected to a broader street network, not isolated on a dead-end road with limited access and limited circulation.

The Planning Commission should not approve a rezone that enables a subdivision layout the City has not planned for in its future transportation network.

The Development Agreement further attempts to vest the road configuration, lot layout, frontage, and setback standards shown on the concept plan before final subdivision review. The agreement states that these development standards are intended to be vested and that future modifications consistent with those standards may be approved administratively. Given the circulation deficiencies of the proposed dead-end roadway, the lack of planned future street connections, and the reduced right-of-way and pavement widths, the Planning Commission should be cautious about granting vested rights to a roadway design that appears inconsistent with sound transportation planning principles.

VIII. Better Locations Exist Elsewhere in Harrisville

Denying this application does not mean opposing attainable housing. It means requiring attainable housing to be located where the City's adopted plans say it belongs.

The City has already identified better areas for density and affordability strategies: mixed-use areas, commercial corridors, employment centers, transit corridors, Washington Boulevard, Highway 89, and Wall Avenue.

Those areas are better suited for additional density because they have better infrastructure, transportation access, services, and compatibility with surrounding uses.

PUBLIC COMMENT

Conclusion

The Planning Commission should recommend denial of the Sunflower rezone and HOAZ request because:

1. The application is incomplete.
2. The property is designated Rural Residential and zoned A-1 Agricultural.
3. The proposed density and subdivision pattern conflict with the General Plan.
4. The $498,000 purchase price does not realistically meet the 80% AMI moderate-income housing target.
5. The site is not located in an area identified for higher-density moderate-income housing.
6. The proposal grants major development concessions without a sufficient affordability benefit.
7. The request has the characteristics of spot zoning.
8. The concept plan overdevelops the parcel and relies on a problematic dead-end roadway.
9. The design lacks roadway connectivity and does not implement the Future Transportation Map.
10. The public benefit is too small to justify the concessions requested.

For these reasons, I respectfully request that the Planning Commission forward a recommendation of denial to the City Council.

Respectfully submitted,

Sharon Douglas

Adjacent Property Owner
Harrisville, Utah

PUBLIC COMMENT

3-MINUTE STATEMENT TO COMMISSIONERS

Chair and Commissioners,

I am not here to oppose affordable housing in Harrisville. My concern is that this project is being proposed in the wrong location, with the wrong development pattern, and without demonstrating the public benefits necessary to justify the significant concessions being requested. I also firmly believe it does not meet the qualification required for the HOAZ overlay zone.

This property is designated Rural Residential on the Future Land Use Map and is zoned A-1 Agricultural. The City's General Plan envisions large lots, agricultural preservation, and low-density development in this area. Yet this proposal would place approximately 31 homes on less than five acres at a density of more than six units per acre. That is not rural residential development. It is an urban-style subdivision inserted into an area the City has planned to remain rural in character. It also has all of the characteristics of spot zoning.

The applicant is seeking the benefits of the Overlay Zone, including increased density and reduced development standards. Yet the application remains incomplete. The ordinance requires comparison plans so the City can determine whether the requested density and reductions are actually necessary to achieve affordability. Those plans have not been provided. Without them, neither the Commission nor the public can determine whether the requested concessions are justified.

The project also does not comply with several of the overlay zone requirements. The concept plan includes lots smaller than the minimum lot size identified in the staff report, the property fall's short of the required five-acre minimum project size, the property is not in a residential zone as required, and the plan does not meet the park connectivity required by Section 11.16.050(D). At the same time, the proposal seeks reduced setbacks, reduced roadway widths, and reduced rights-of-way, all concessions from the city with no return to the city.

Most importantly, the public benefit does not appear proportional to the concessions being requested. Utah law and Harrisville's Moderate Income Housing Plan define moderate-income households as those earning no more than 80% of the area median income. However, the HOAZ ordinance and the proposed Development Agreement use a substantially different standard, allowing homes to be marketed to households earning up to 120% of area median income. As a result, the project seeks increased density and reduced development standards based on an affordability standard that is significantly higher than the income level the City's

PUBLIC COMMENT

Moderate Income Housing Plan was intended to serve. While the project may satisfy some of the technical requirements of the HOAZ ordinance, it does not meaningfully advance the moderate-income housing objectives identified in the City's adopted housing plan. The developer receives substantial zoning and development concessions, yet the affordability benefit is measured against a different and less restrictive standard than the one used by the City in identifying its moderate-income housing needs.

I am also concerned about the proposed deed restriction that prohibits the sale of homes to anyone outside certain preferred categories during the first 30 days of marketing. This is not simply a preference. It is an exclusion. Qualified buyers who do not meet those categories - including individuals and families who may belong to classes protected under the Federal Fair Housing Act - would be denied the opportunity to compete for these homes during that period. Whether or not that is the intent, it creates unnecessary legal and policy concerns for both the City and the developer. The 30 day sale time frame is unreasonable as the average time to sell a new home in Weber Countty is? The developer won't sell the home in 30 and can then market it at a higher price.

Finally, the project is isolated on a dead-end roadway, lacks meaningful connectivity to the surrounding street network, by city development standards the current design of the road would require 2 temporary turns arounds that are deed restricted. It is located in an area the City has not identified in any of their planning documents for higher-density housing, the city has identified more appropriate locations for attainable housing near commercial corridors, employment centers, and transportation routes.

The question before you is not whether affordable housing is important. It is whether this proposal complies with the City's plans, ordinances, and stated housing objectives. Based on the record before you, I do not believe it does.

For those reasons, I respectfully ask the Planning Commission to recommend denial of the proposed rezone and HOAZ application.

Thank you.

PUBLIC COMMENT

MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Sarah Wichern
City Engineering and Planning Office

RE: MISTY MEADOWS 2360 N 600 W SITE PLAN
Preliminary and Final Amended Site Plan Review

Date: June 30, 2026

Our office has completed a review of the site plan improvements for the proposed Misty Meadows Site Plan, located at approximately 2360 N 600 W. The project involves improvements to an existing church in the R-1-20 Zone, including construction of a building addition, expansion of the parking lot, installation of a new pavilion, and modifications to the site's landscaping.

We recommend preliminary and final site plan approval, subject to the following items being completed prior to the issuance of a building permit or the commencement of construction:

1. Provide stormwater drainage calculations (signed and sealed).
2. Provide Low Impact Development (LID) calculations or demonstrate that scope of improvements does not qualify for LID evaluation (see MS4 permit requirements).
3. Identify the location of the proposed trash enclosure and provide details demonstrating compliance with the City's screening requirements.
4. Utility sizes to be confirmed with building official during building permit.

Site Plan Application : Entry # 20027

Date

06/22/2026

Type of Site Plan

Amendment to Existing Site Plan

Developer's Name

Bradley Gygi

Phone Number

8017472451

Email Address

brad@gygiarch.com

Mailing Address

PO Box 521048

Address

Salt Lake City, UT 84152
United States
Map It

Title of Project

Misty Meadows Addition

Parcel #

170630063

Address of Site

1260 N 600 W
Harrisville, UT 84414
United States
Map It

Developer's Engineer

Excel Engineering

Contact Person

David Peterson

Engineer's Phone

8017564504

Site Plan Application : Entry # 20027

Engineer's Email Address

david@excelcivil.com

Please upload a digital copy of your engineered site plan.

- Misty-Meadows-Drawings-SPApp.pdf

Signature

Confirmation Email Address

brad@gygiarch.com

Billing Address

PO Box 521048
Salt Lake City, UT 84152
United States
Map It

Notes

Admin Notification (ID: 679d0428948e6)
added June 22, 2026 at 9:45 am

WordPress successfully passed the notification email to the sending server.

MISTY MEADOWS ADDITION

PLEASANT VIEW UT STAKE

SITE: 2360 NORTH 600 WEST - HARRISVILLE, UTAH

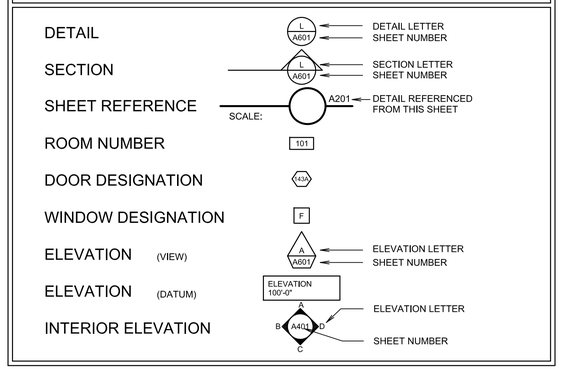
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 506837122040101

CODE INFORMATION	
BUILDING CODES	2021 - INTERNATIONAL BUILDING CODE IBC)
	2021 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
FIRE CODE	2021 - INTERNATIONAL FIRE CODE (IFC)
ELECTRIC CODE	2023 - NATIONAL ELECTRIC CODE (NEC)
PLUMBING CODE	2021 - INTERNATIONAL PLUMBING CODE (IPC)
MECHANICAL CODE	2021 - INTERNATIONAL MECHANICAL CODE (IMC)
ENERGY CODE	2021 - INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ELEVATORS	ASME A17.1 - 2022

VICINITY MAP

STANDARD SYMBOLS LEGEND



ARCHITECT

BRADLEY GYGI ARCHITECT & ASSOCIATES, PLLC
PO BOX 521048
SALT LAKE CITY, UTAH 84152
(801) 747-245

CIVIL ENGINEER

EXCEL ENGINEERING INC,
12 WEST 100 NORTH #201
AMERICAN FORK, UTAH 84003
(801) 756-4504

LANDSCAPE ARCHITECT

IN SITE DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK, UTAH 84003
(801) 756-5043

STRUCTURAL ENGINEER

ARW ENGINEERS
STRUCTURAL CONSULTANTS
1594 WEST PARK CIRCLE #100
OGDEN, UTAH 84404
(801) 782-6008

MECHANICAL ENGINEER

RESOLUT
181 EAST 5600 SOUTH
MURRAY, UTAH 84107
(801) 530-3148

ELECTRICAL ENGINEER

RESOLUT
181 EAST 5600 SOUTH
MURRAY, UTAH 84107
(801) 530-3148

AV & TECHNOLOGY

ENVISION ENGINEERING
240 EAST MORRIS AVE., SUITE 200
SALT LAKE CITY, UTAH 84115
(801) 534-1130

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE	SHEET NUMBER	SHEET TITLE
	GENERAL		DEMOLITION		FURNISHINGS		MECHANICAL		ELECTRICAL
G001	COVER AND INDEX SHEET	D101	DEMOLITION FLOOR PLAN						
		D102	DEMOLITION MEZZANINE FLOOR PLAN						
		D121	DEMOLITION ROOF PLAN						
		D201	DEMOLITION EXTERIOR ELEVATIONS						
		D202	DEMOLITION EXTERIOR ELEVATIONS		STRUCTURAL				
	SURVEY								
1 of 2	BOUNDARY TOPOGRAPHY SURVEY								
2 of 2	BOUNDARY TOPOGRAPHY SURVEY								
			ARCHITECTURAL						
		A101	NEW FLOOR PLAN						
	SITE CIVIL	A102	NEW MEZZANINE FLOOR PLAN						
C101	CIVIL SITE PLAN	A121	NEW ROOF PLAN						
C102	DEMOLITION PLAN	A201	NEW EXTERIOR ELEVATIONS						
C103	UTILITY PLAN	A202	NEW EXTERIOR ELEVATIONS				MECHANICAL ELECTRICAL		
C104	GRADING & DRAINAGE PLAN								
C105	EROSION CONTROL PLAN								TECHNOLOGY
C106	BMP DETAILS								
C107	STORMTECH DETAIL SHEET								
					PLUMBING				
	LANDSCAPE								
LS101	DEMOLITION PLAN								
LS201	LANDSCAPE PLAN								
LS401	LANDSCAPE DETAILS								

SITE PLAN APPLICATION DRAWING SET

bradley gygi architect & associates, pllc
PO Box 521048 | Salt Lake City, UT 84152
801 747 2451

STAMP:

STATE OF UTAH
6-19-2026
BRADLEY G. GYGI
No. 6112725
LICENSED ARCHITECT

MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201

DATE: 19 JUN 2026

PROPERTY NUMBER: 5322642

DRAWN BY: BGG

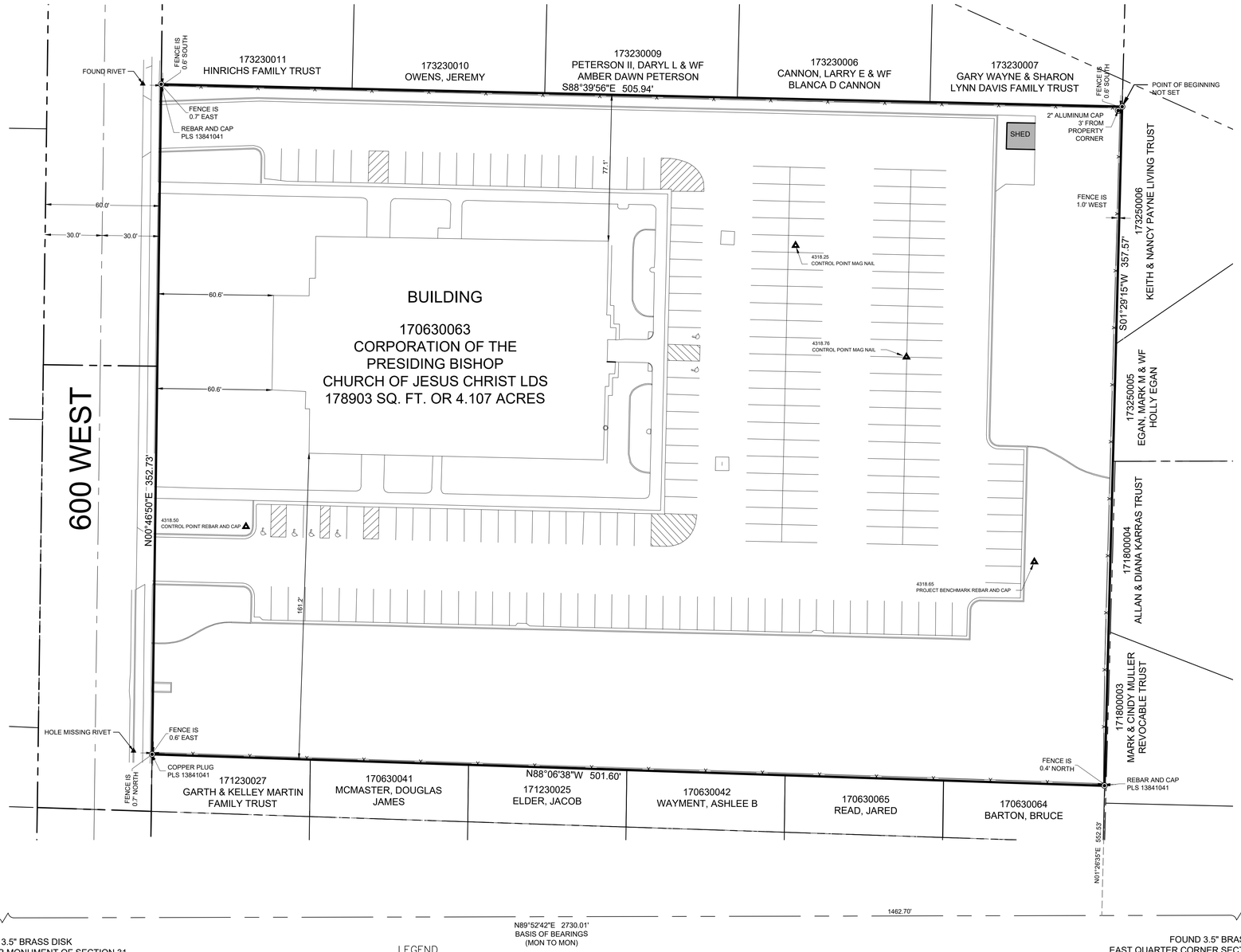
CHECKED: BGG

SHEET TITLE: COVER AND INDEX SHEET

SHEET: G001

BOUNDARY TOPOGRAPHY SURVEY
FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HARRISVILLE, WEBER COUNTY, UTAH
APRIL, 2026



SURVEYOR'S CERTIFICATE

I, STEVEN DIDERICKSEN, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 13841041. I FURTHER CERTIFY THAT A LAND SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

ENTRY NUMBER 2521349

LEGAL DESCRIPTION

DEED DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 18-R PHEASANT FARMS SUBDIVISION SAID POINT BEING 1462.70 FEET NORTH 89°52'42" EAST ALONG THE QUARTER SECTION LINE AND 552.53 FEET NORTH 1°26'35" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE SOUTH 1°29'15" WEST 357.57 FEET ALONG THE WEST LINE OF DREAMS END SUBDIVISION, IN HARRISVILLE CITY, WEBER COUNTY, UTAH, AND THE WEST LINE OF PARADISE RANCH SUBDIVISION, IN HARRISVILLE CITY, WEBER COUNTY, UTAH; THENCE NORTH 88°06'38" WEST 501.60 FEET TO THE EAST RIGHT OF WAY LINE OF 600 WEST STREET; THENCE NORTH 0°46'50" EAST 352.73 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID PHEASANT FARMS SUBDIVISION; THENCE SOUTH 88°39'56" 505.94 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 4.107 ACRES.

NOTES

AERIAL DATA DISCLAIMER: LINEWORK OUTSIDE THE SPECIFIED TOPOGRAPHIC SURVEY LIMITS WAS COMPILED VIA UNMANNED AIRCRAFT SYSTEMS (UAS). THESE DATA SETS MAY NOT REFLECT ACTUAL GROUND CONDITIONS OR OBSTRUCTIONS OBSCURED BY VEGETATION. ELEVATIONS AND PLANIMETRIC FEATURES IN THESE AREAS ARE SUPPLEMENTAL AND NOT GUARANTEED.

FIELD WORK WAS COMPLETED ON APRIL 9, 2026.

NARRATIVE

THE BASIS OF BEARING IS NORTH 89°52'42" EAST FROM THE CENTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, AND THE EAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

REFERENCE DOCUMENTS

DEEDS

R1 - QUIT CLAIM DEED, ENTRY NO. 2672158
R2 - QUIT CLAIM DEED, ENTRY NO. 2774681
R3 - SPECIAL WARRANTY DEED, ENTRY NO. 2521349
R4 - SPECIAL WARRANTY DEED, ENTRY NO. 2805285
R5 - WARRANTY DEED, ENTRY NO. 29957193353563
R6 - WARRANTY DEED, ENTRY NO. 3287889
R7 - WARRANTY DEED, ENTRY NO. 3353563

SUBDIVISIONS

R8 - DREAMS END SUBDIVISION, ENTRY NO. 2203796
R9 - MISTY MEADOWS SUBDIVISION, ENTRY NO. 710211
R10 - PARADISE RANCH SUBDIVISION, PHASE 1, ENTRY NO. 1184226
R11 - PHEASANT FARMS, ENTRY NO. 2200830
*** THE ABOVE DOCUMENTS CAN BE FOUND IN THE WEBER COUNTY RECORDERS OFFICE AND IN THE OFFICE OF THE SURVEYOR****

SURVEYS

R12 - SURVEY DOCUMENTS PROVIDED BY THE CHURCH PERFORMED BY GREAT BASIN ENGINEERING

VICINITY MAP NOT TO SCALE

LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- TIE LINE
- ROAD CENTER LINE
- RIGHT OF WAY LINE
- FENCE LINE
- CURB AND GUTTER LINE
- CONCRETE LINE
- TOPOGRAPHIC SURVEY LIMITS
- FOUND SECTION CORNER
- FOUND SECTION QUARTER CORNER
- SET PROPERTY CORNER AS NOTED

GRAPHIC SCALE IN FEET
30 0 15 30 60
1"=30' @ 24X36

NORTH

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MIDVALE, UTAH 84047
PHONE (801) 266-5099 FAX (801) 266-5032
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

BOUNDARY TOPOGRAPHY SURVEY
2360 N 600 W
HARRISVILLE, UT

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

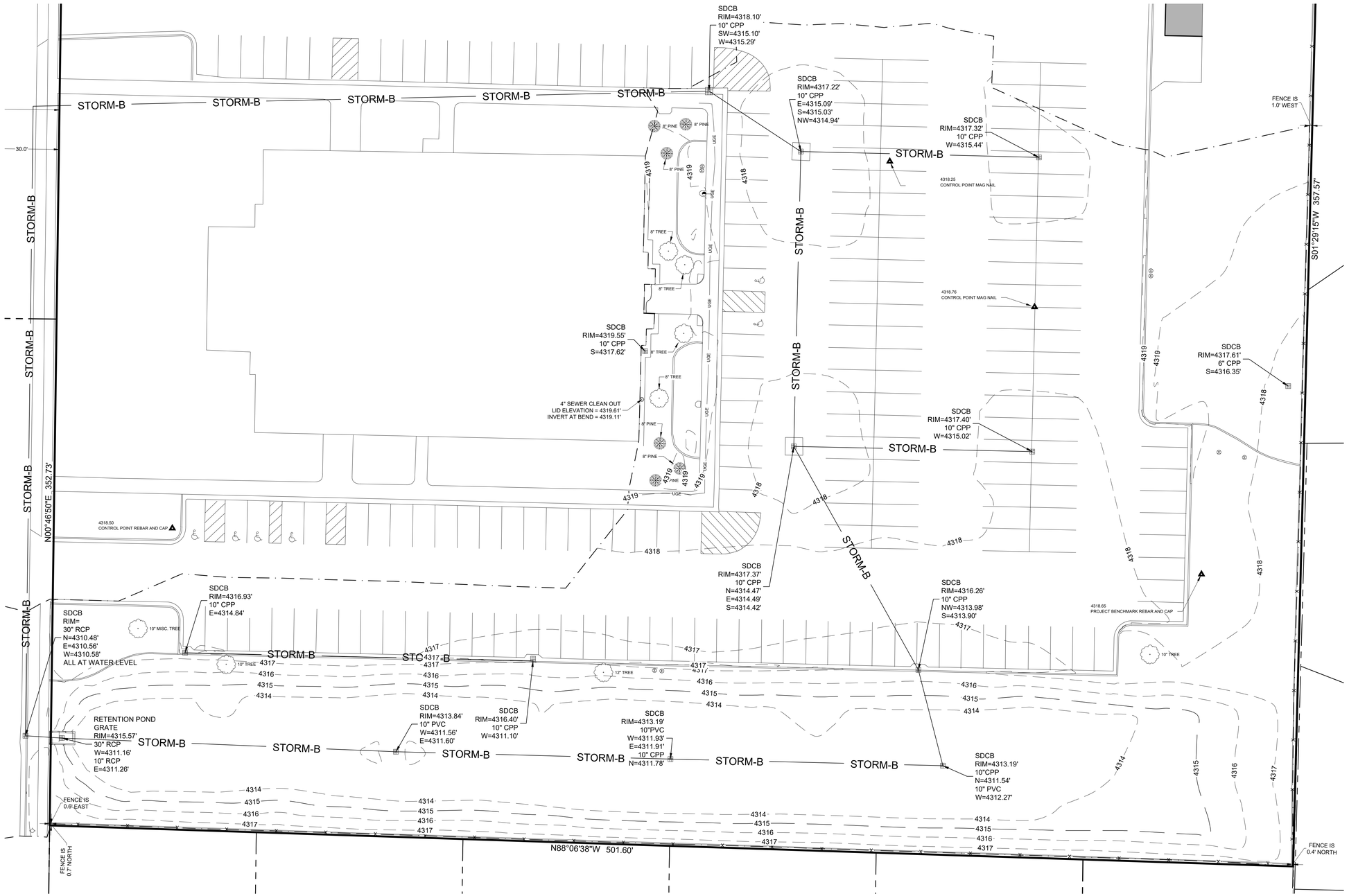
PROFESSIONAL LAND SURVEYOR STEVEN D. DIDERICKSEN No. 13841041 5/26/26 STATE OF UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE PLOTTED	5/26/2026
JOB No.	26-063
SHEET	1 OF 2

BOUNDARY TOPOGRAPHY SURVEY
FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HARRISVILLE, WEBER COUNTY, UTAH
APRIL, 2026



LEGEND

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINE
- TIE LINE
- ROAD CENTER LINE
- RIGHT OF WAY LINE
- FENCE LINE
- CURB AND GUTTER LINE
- CONCRETE LINE
- TOPOGRAPHIC SURVEY LIMITS
- ELEC-B — UNDERGROUND ELECTRICAL LINE
- STORM-B — UNDERGROUND STORM DARIN LINE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT POLE

BENCHMARK:
IS THE SET REBAR AND CAP TO THE EAST OF THE CURB AND GUTTER ON THE EAST SIDE OF THE PROPERTY

ELEV. = 4318.65'

NORTH

GRAPHIC SCALE IN FEET
20 0 10 20 40
1"=20' @ 24X36

NOTES

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BOUNDARY TOPOGRAPHY SURVEY
2360 N 600 W
HARRISVILLE, UT

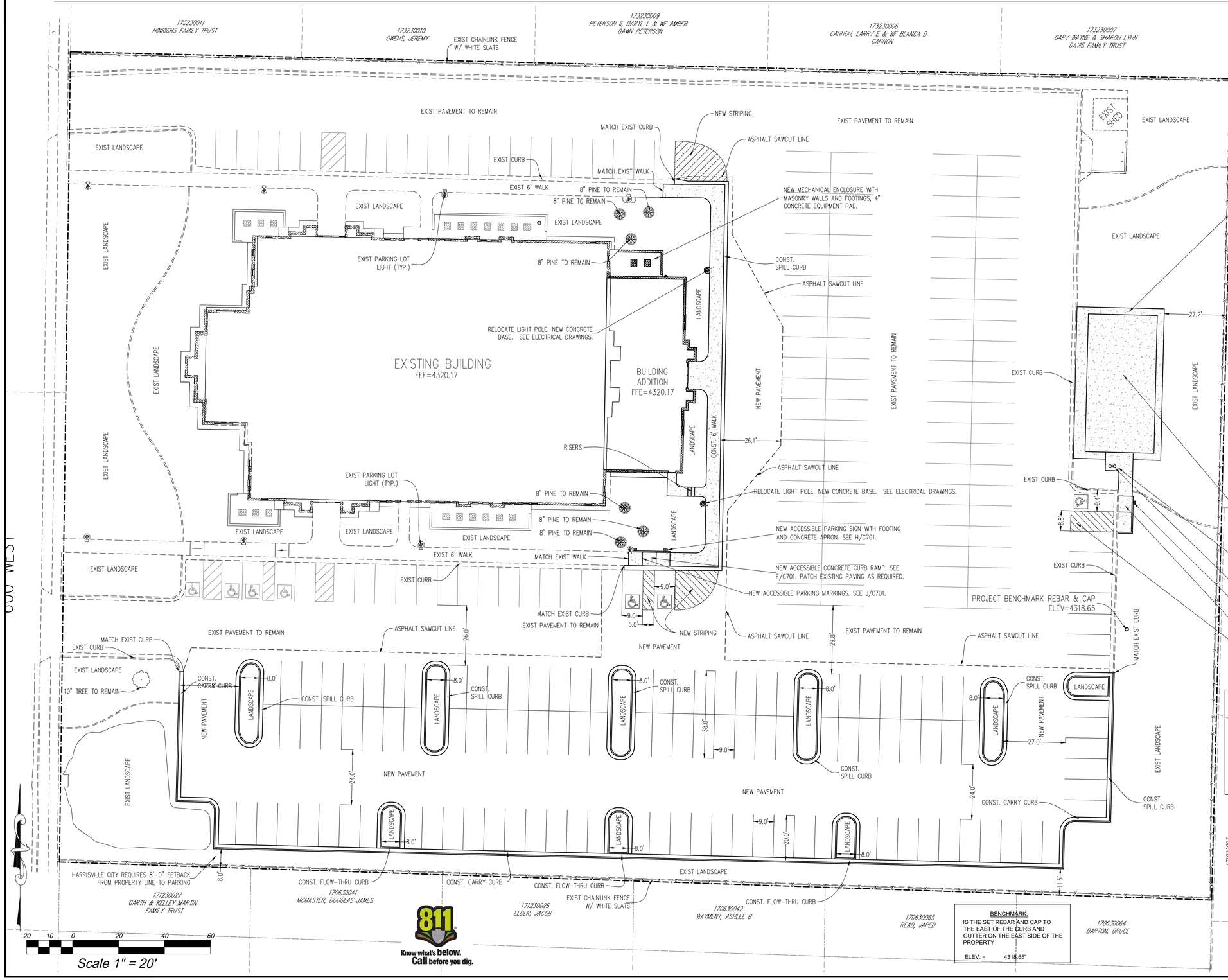
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROFESSIONAL LAND SURVEYOR
STEVEN D. DIDERICKSEN
No. 13841041
5/26/26
STATE OF UTAH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE PLOTTED	5/26/2026
JOB No.	26-063
SHEET	2 OF 2

MISTY MEADOWS ADDITION PLEASANT VIEW UT ORCHARD SPRINGS STAKE



SITE TABULATIONS:

TOTAL AREA = 178,903 S.F.

LANDSCAPE AREA = 47,936 S.F. = 26.8%

BUILDING AREA = 22,288 S.F. = 12.5%

IMPERVIOUS AREA = 108,679 S.F. = 60.7%

PARKING TABS:
240 STANDARD STALLS
7 ACCESSIBLE STALLS
249 TOTAL STALLS

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

GENERAL NOTES

1. PROJECT ZONE = R-1-20 (LOW DENSITY RESIDENTIAL ZONE)
2. ALL CONSTRUCTION TO CONFORM TO HARRISVILLE CITY STANDARDS AND SPECIFICATIONS.
3. THIS PROJECT IS TO BE COMPLETED IN 1 PHASE.

SHEET INDEX

C101 CIVIL SITE PLAN
C102 DEMOLITION PLAN
C103 UTILITY PLAN
C104 GRADING & DRAINAGE PLAN
C105 EROSION CONTROL PLAN
C106 BMP DETAILS
C107 STORMTECH DETAIL SHEET

BENCHMARK:
IS THE SET REBAR AND CAP TO THE EAST OF THE CURB AND GUTTER ON THE EAST SIDE OF THE PROPERTY
ELEV. = 4318.65'

Surveyor:
DIAMOND LAND SURVEYING
6891 SOUTH 700 WEST STE. 150
MIDVALE, UTAH 84047
PHONE (801) 266-5099 FAX (801) 266-5032
OFFICE@DIAMONDLANDSURVEYING.COM
WWW.DIAMONDLANDSURVEYING.COM

Civil Engineer:
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

bradley gygi architect & associates, plc
PO Box 521048 | Salt Lake City, UT 84152
801-747-2451

STAMP:
REGISTERED PROFESSIONAL ENGINEER
6/4/26
No. 270393
DAVID W. PETERSON
STATE OF UTAH

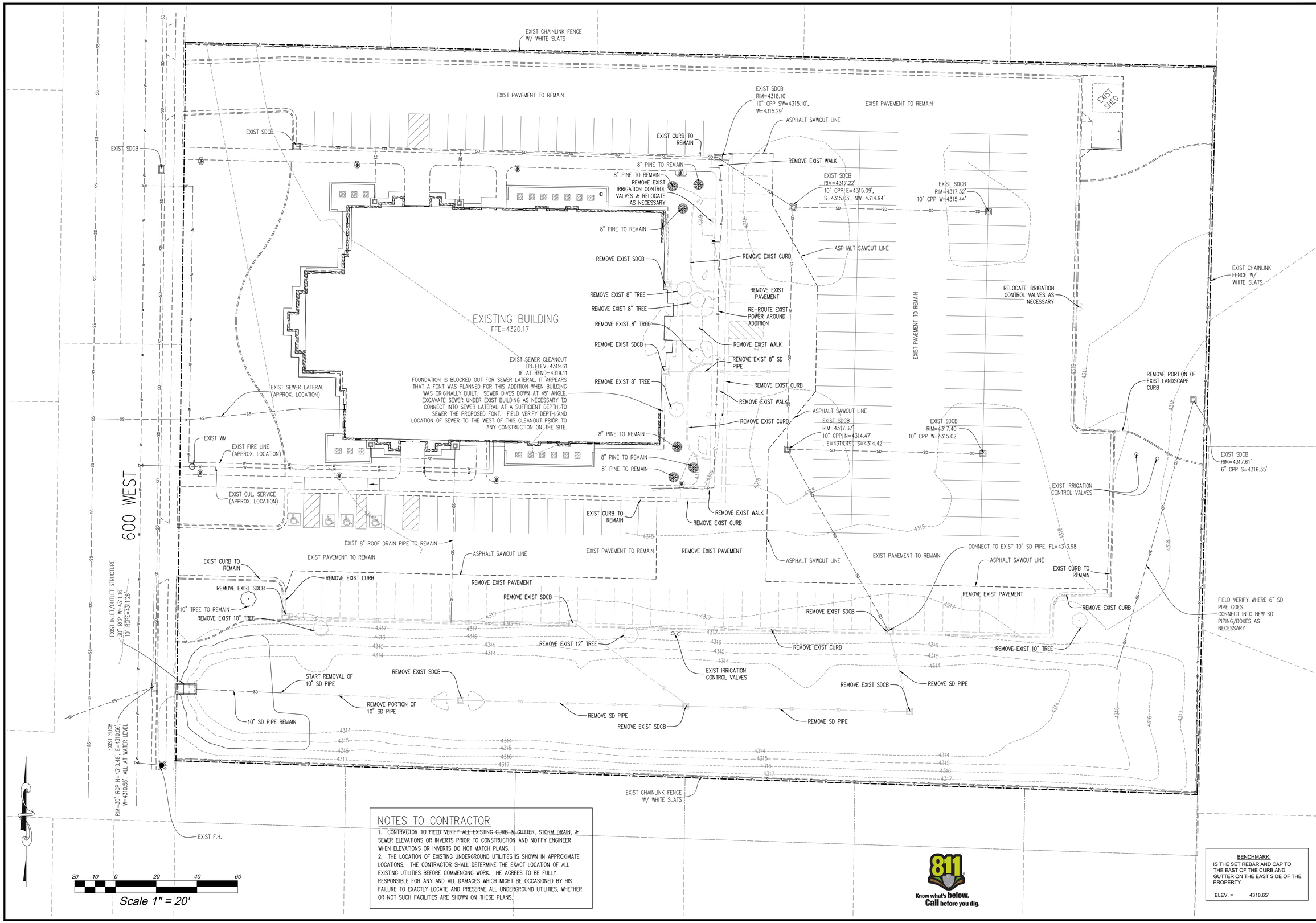
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201	
DATE: 19 JUN 2026	
PROPERTY NUMBER: 5322642	
DRAWN BY: BGG	CHECKED: BGG

SHEET TITLE: CIVIL SITE PLAN

SHEET: C101



NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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811 Know what's below. Call before you dig.

BENCHMARK:
IS THE SET REBAR AND CAP TO THE EAST OF THE CURB AND GUTTER ON THE EAST SIDE OF THE PROPERTY

ELEV. = 4318.65'

bradley gygi architect & associates, pllc
PO Box 521048 | Salt Lake City, UT 84152
801-747-2451

STAMP: REGISTERED PROFESSIONAL ENGINEER 6/4/26 No. 270393 DAVID W. PETERSON STATE OF UTAH

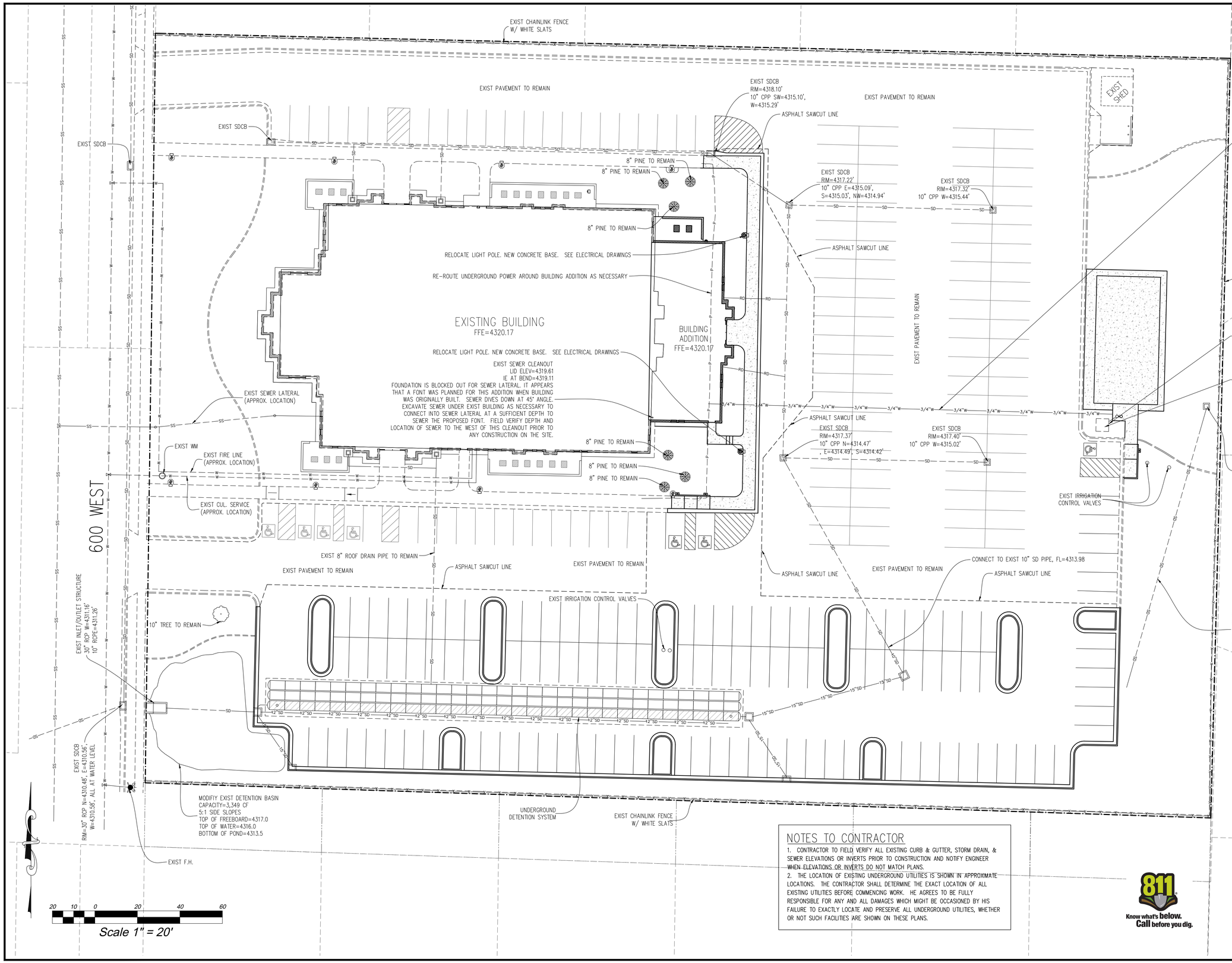
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE: DEMOLITION PLAN

SHEET: C102



3/4" WATER PIPING (POLY PIPE) FROM EXISTING 3/4" WATER PIPING INSIDE THE EXISTING BUILDING. CONNECT TO EXISTING PIPING WITH SHUT OFF AND PROVISIONS TO BLOW OUT DRINKING FOUNTAIN WATER LINE. 4'-0" MINIMUM COVER OVER NEW WATER LINE.

SEE ELECTRICAL DRAWINGS FOR UNDERGROUND CONDUIT AND NEW POWER SUPPLY FROM EXISTING PANEL IN EXISTING MEETINGHOUSE BUILDING.

COORDINATE TRENCH AND FILL FOR DRINKING FOUNTAIN WATER, IRRIGATION WATER, AND ELECTRICAL CONDUIT. SAW CUT AND PATCH EXISTING ASPHALT PAVING TO MATCH (3" MINIMUM THICK ASPHALT PAVING ON 9" THICK MINIMUM BASE), AND REPLACE ANY SIDEWALKS, CURB, AND GUTTER REMOVED FOR THIS WORK. REPAIR LANDSCAPE PLANTING AND ANY IRRIGATION PIPING AND DISTURBED OR DAMAGED BY THIS WORK.

EXIST CHAINLINK FENCE W/ WHITE SLATS.

DRINKING FOUNTAIN (SUPPLIED BY OWNER UNDER SEPARATE CONTRACT. CONNECT TO NEW 3/4" PIPING WITH SHUT OFF VALVE AND LOW POINT DRAIN. SEE H/C701.

INSTALL NEW 5'-0" x 5'-0" x 5'-0" GRAVEL SUMP WITH LANDSCAPE FABRIC WRAP FOR DRINKING FOUNTAIN DRAIN. INSTALL 1 1/2" ø PVC DRAIN PIPE FROM FOUNTAIN TO DRAIN INTO SUMP. TOP OF GRAVEL TO BE 12" BELOW GRADE. PATCH SOD ABOVE NEW SUMP.

FIELD VERIFY WHERE 6" SD PIPE GOES. CONNECT INTO NEW SD PIPING/BOXES AS NECESSARY

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

811 Know what's below. Call before you dig.

BENCHMARK:
IS THE SET REBAR AND CAP TO THE EAST OF THE CURB AND GUTTER ON THE EAST SIDE OF THE PROPERTY

ELEV. = 4318.65'

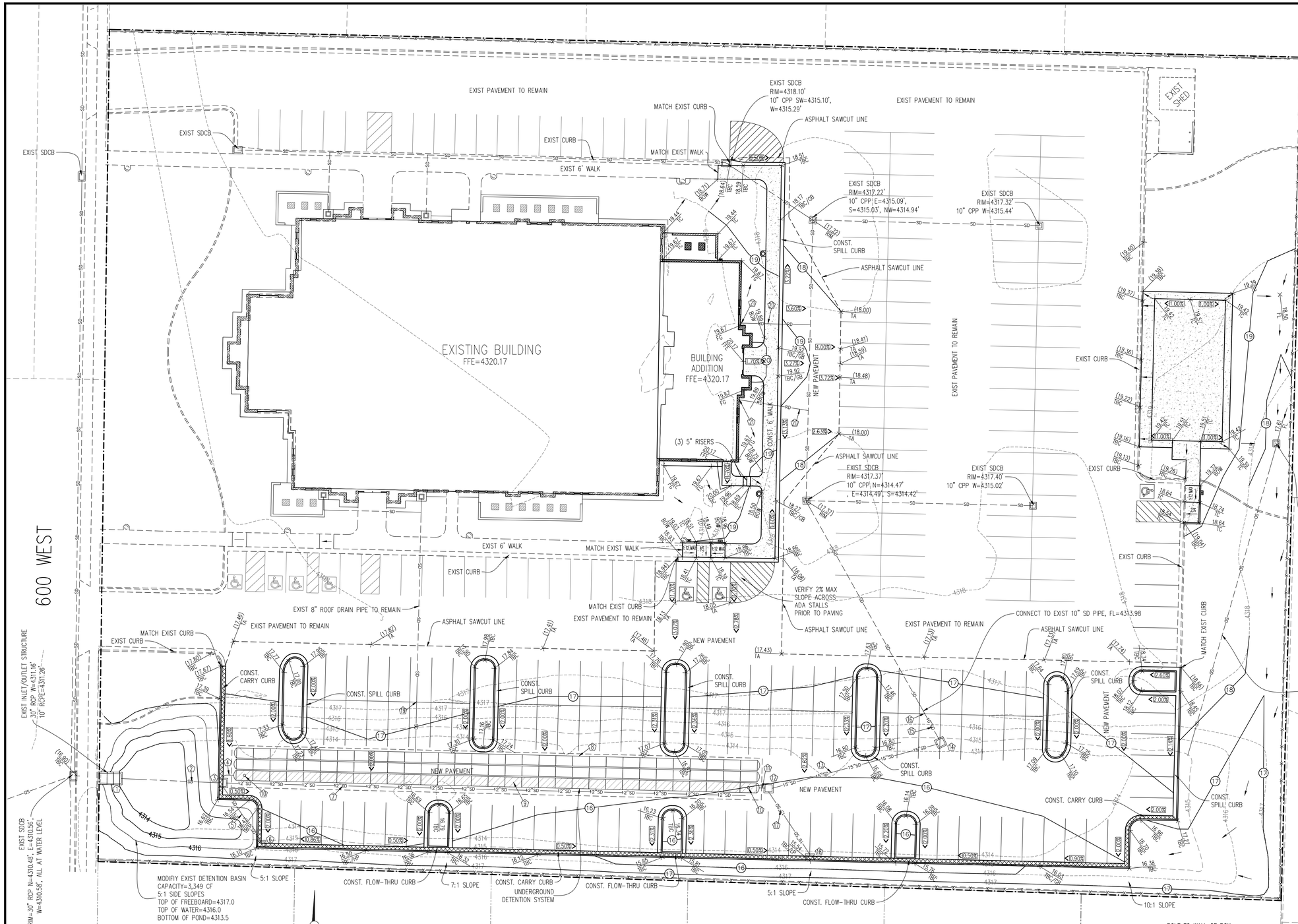
bgyi bradley gygi architect & associates, pllc
PO Box 521048 | Salt Lake City, UT 84152
801 747 2451

STAMP: REGISTERED PROFESSIONAL ENGINEER 6/19/26 No. 270393 DAVID W. PETERSON STATE OF UTAH

MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG
SHEET TITLE: UTILITY PLAN
SHEET: C103

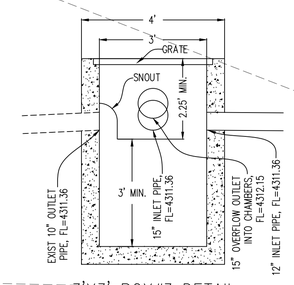


STORM DRAIN KEYED NOTES

1. EXIST INLET/OUTLET STRUCTURE, TOP OF CONCRETE=4317.25, VARIABLE GRATE=4317.00 TO 4313.83, 10" IE IN=4311.26, 30" IE OUT=4311.16, INSTALL GALVANIZED ORIFICE PLATE W/ 3" DIA. ORIFICE OVER 30" OUTLET (3'X3' STEEL PLATE), FL OF 3" ORIFICE HOLE TO MATCH FL OF OUTLET PIPE=4311.16
2. EXIST 10" PVC STORM DRAIN PIPE @ S=0.26%
3. CONNECT TO EXIST 10" PIPE AND CONST. 3'X3' BOX W/ SNOUT TYPE 18F INSTALLED OVER WEST OUTLET, TBC=4316.72, GRATE=4316.22, 15" IE OUT(N) OVERFLOW INTO STORMTECH=4312.15, 12" IE IN(E)=4311.36, 15" IE IN(S)=4311.36, 10" IE OUT=4311.36, BOTTOM OF BOX=4308.23, (FIELD VERIFY EXIST 10" OUTLET ELEVATION & CONTACT ENGINEER IF DIFFERENT THAN SHOWN)
4. CONST. 5.8 L.F. 15" ADS MANIFOLD @ S=0.5%
5. CONST. 28.6 L.F. 15" ADS HP STORM @ S=3.5%
6. CONST. 2'X3' INLET BOX W/GRATE, TBC=4316.10, GRATE=4315.60, 15" IE OUT=4312.35
7. CONST. 220.0 L.F. 12" ADS PERFORATED PIPE @ S=0.1% WRAP PIPE IN GRAVEL SOCK, PIPE END FL(S)=4311.50
8. CONST. STORMTECH UNDERGROUND DETENTION SYSTEM WITH (93) SC-800 CHAMBERS AND (6) ENDCAPS WITH 6" STONE ABOVE, 6" STONE BELOW, AND 6" STONE BETWEEN CHAMBERS. SYSTEM STORES 8,821 C.F., TOP OF GRAVEL=4315.25, TOP OF CHAMBER=4314.75, 15" IE IN=4312.12, BOTTOM OF CHAMBER=4312.00, BOTTOM OF GRAVEL=4311.50 TO 4311.36 (SLOPE BOTTOM OF GRAVEL TOWARDS PERFORATED PIPE). INSTALL PER STORMTECH SPECIFICATIONS AND DETAILS. INSTALL 30 MIL PVC LINER WITH NON-WOVEN GEOTEXTILE FABRIC ON BOTH SIDES OF LINER.
9. CONST. ISOLATOR ROW.
10. CONST. INSPECTION PORT
11. CONST. 2.5 L.F. 15" HP STORM PIPE @ S=0.8%
12. CONST. 3'X3' BOX W/ SNOUT TYPE 18F OVER WEST OUTLET, GRATE=4315.95, 15" IE THRU=4312.14, IE BOX=4309.01
13. CONST. 72.5 L.F. 15" HP STORM PIPE @ S=1.0%
14. CONST. 3'X3' BOX, GRATE=4316.40, 10" IE IN=4313.90, 15" IE OUT=4312.90
15. CONST. 13.8 L.F. 10" ADS STORM PIPE @ S=0.5%
16. REMOVE EXIST CATCH BASIN & CONNECT TO EXIT 10" PVC STORM PIPE AND EXTEND PIPE, FL AT CONNECTION=4313.98
17. CONST. 32.1 L.F. 15" HP STORM PIPE @ S=0.2%
18. CONST. 2'X3' INLET BOX W/GRATE, TBC=4315.54, GRATE=4315.04, 15" IE OUT=4312.20
19. CONNECT TO EXIST 8" PVC ROOFDRAIN PIPE AND EXTEND TO CONNECT INTO SIDE OF STORMTECH CHAMBERS
20. CONST. 6" ADS ROOF DRAIN-PIPE @ S=1% MIN. CONNECT TO 10" PIPE WITH INSERTA-TEE.
21. CONST. ROOF DRAIN CONNECTION. SEE ARCHITECTURAL DETAILS.

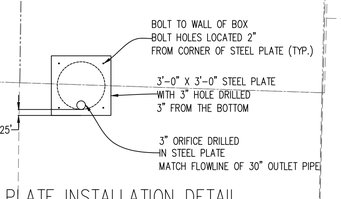
GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
808	PROPOSED CONTOUR



3'X3' BOX#3 DETAIL

NOT TO SCALE



ORIFICE PLATE INSTALLATION DETAIL

PAVEMENT SECTION

3" ASPHALT CONCRETE OVER
8" AGGREGATE BASE OVER
24" NON-EXPANSIVE STRUCTURAL FILL CONTAINING AT LEAST 20% FINES OVER PROPERLY PREPARED NATURAL SUBGRADE SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO NATURAL SUBGRADE SOILS.

20 10 0 20 40 60

Scale 1" = 20'

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DAVID W. PETERSON
STATE OF UTAH

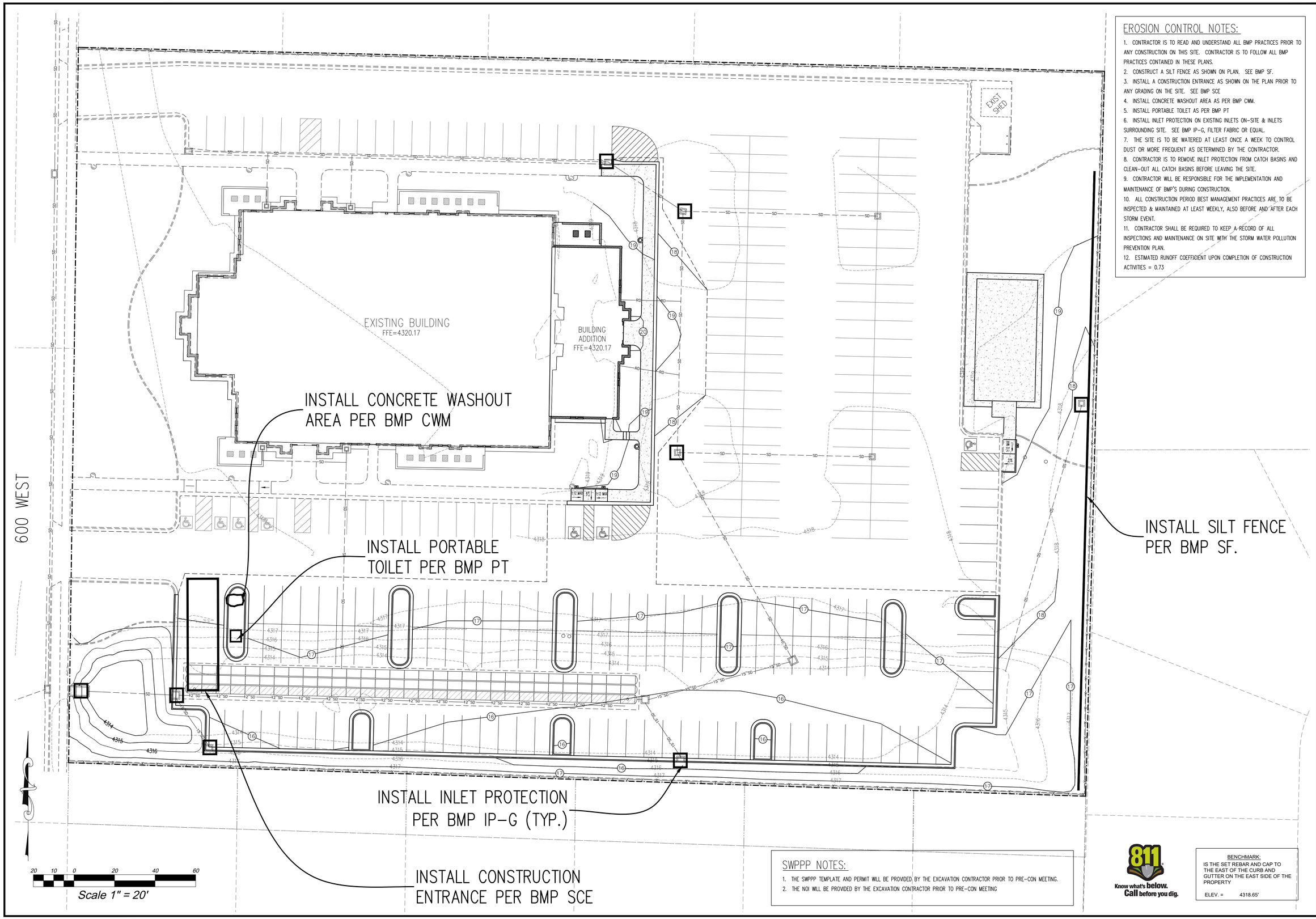
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET:
C104



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G, FILTER FABRIC OR EQUAL.
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
12. ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.73

SWPPP NOTES:

1. THE SWPPP TEMPLATE AND PERMIT WILL BE PROVIDED BY THE EXCAVATION CONTRACTOR PRIOR TO PRE-CON MEETING.
2. THE NOI WILL BE PROVIDED BY THE EXCAVATION CONTRACTOR PRIOR TO PRE-CON MEETING

Know what's below. Call before you dig.

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PROJECT FOR:
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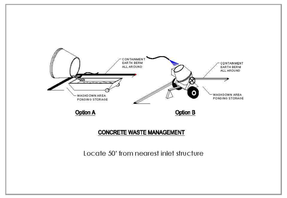
PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE: EROSION CONTROL PLAN

SHEET: C105

BMP: Concrete Waste Management

CWM
Construction



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

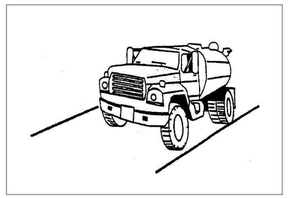
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

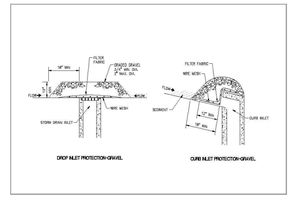
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Inlet Protection-Gravel

IP-G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

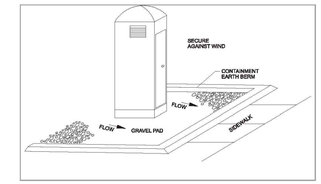
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

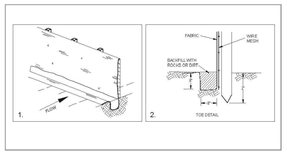
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

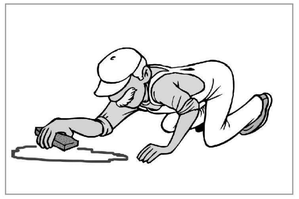
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

BMP: Spill Clean-Up

SCU
Construction



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

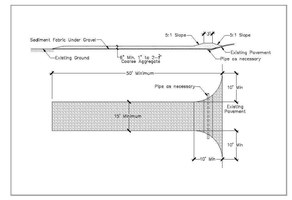
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

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MISTY MEADOWS ADDITION
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2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
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DRAWN BY: BGG
CHECKED: BGG
SHEET TITLE: BMP DETAILS
SHEET: C106

Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

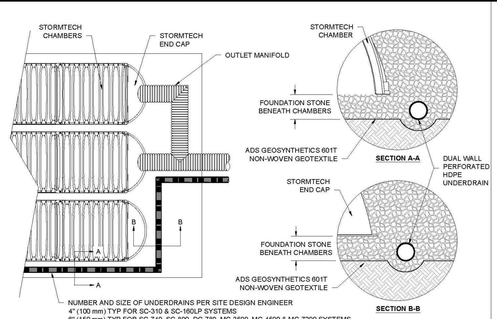
1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

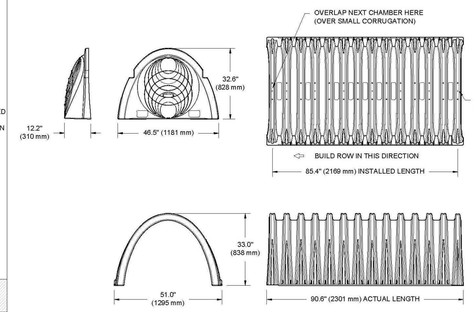
1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL



NOMINAL CHAMBER SPECIFICATIONS

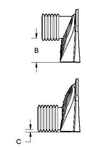
SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m^3)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET	(2.29 m^3)
WEIGHT	81.8 lbs.	(37.1 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

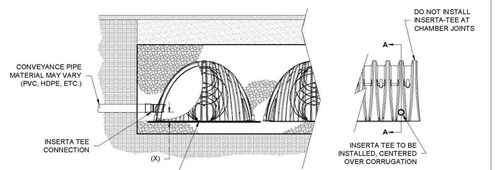
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	B	C
SC800EPE06T / SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06B / SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08T / SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08B / SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10T / SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10B / SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12T / SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12B / SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15T / SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15B / SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18T / SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18B / SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24B	24" (600 mm)	---	2.3" (58 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



2 SC-800 TECHNICAL SPECIFICATIONS



NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

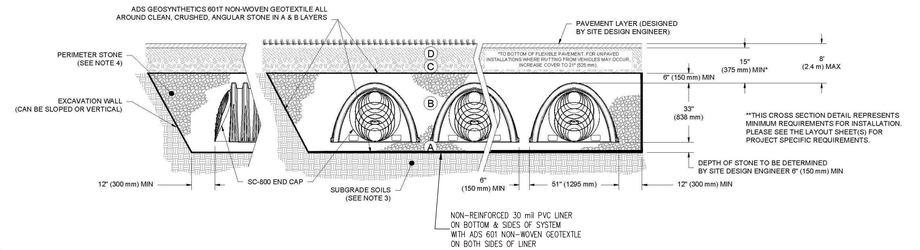
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

6 INSERTA-TEE SIDE INLET DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

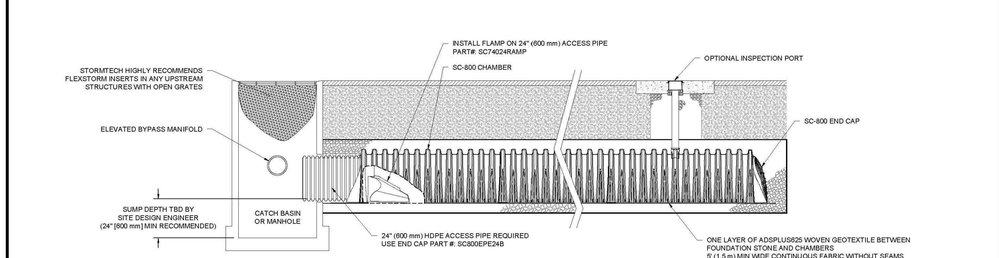
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOILS/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[6]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[6]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

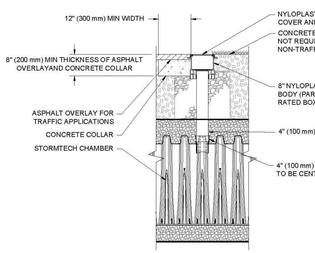


NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL



3 SC-800 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

* SEE KEYED NOTES ON C104 FOR STORMTECH SYSTEM DESIGN. SEE SEPARATE STORM DRAINAGE REPORT.

* LINE BOTTOM & SIDES OF GRAVEL BED W/ NON-REINFORCED 30 mil PVC LINER.

* FOR ALL SEALING OF OVERLAPS OF PVC LINER, ALLOW 24-HR FOR LINER TO CURE PRIOR TO PLACING ANY ROCK OVER LINER PER MANUFACTURERS SPECIFICATIONS.

DRAWN: JLM | DATE: 01/10/24
REVIEWED: JLM | PROJECT NO:
REV: | NOT TO SCALE

SC-800
STANDARD DETAILS

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE "DETAILS PROVIDED"

bradley gygi architect & associates, pllc
PO Box 521048 | Salt Lake City, UT 84152
801 747 2451

STAMP: REGISTERED PROFESSIONAL ENGINEER 6/26/26 No. 270393 DAVID W. PETERSON STATE OF UTAH

MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
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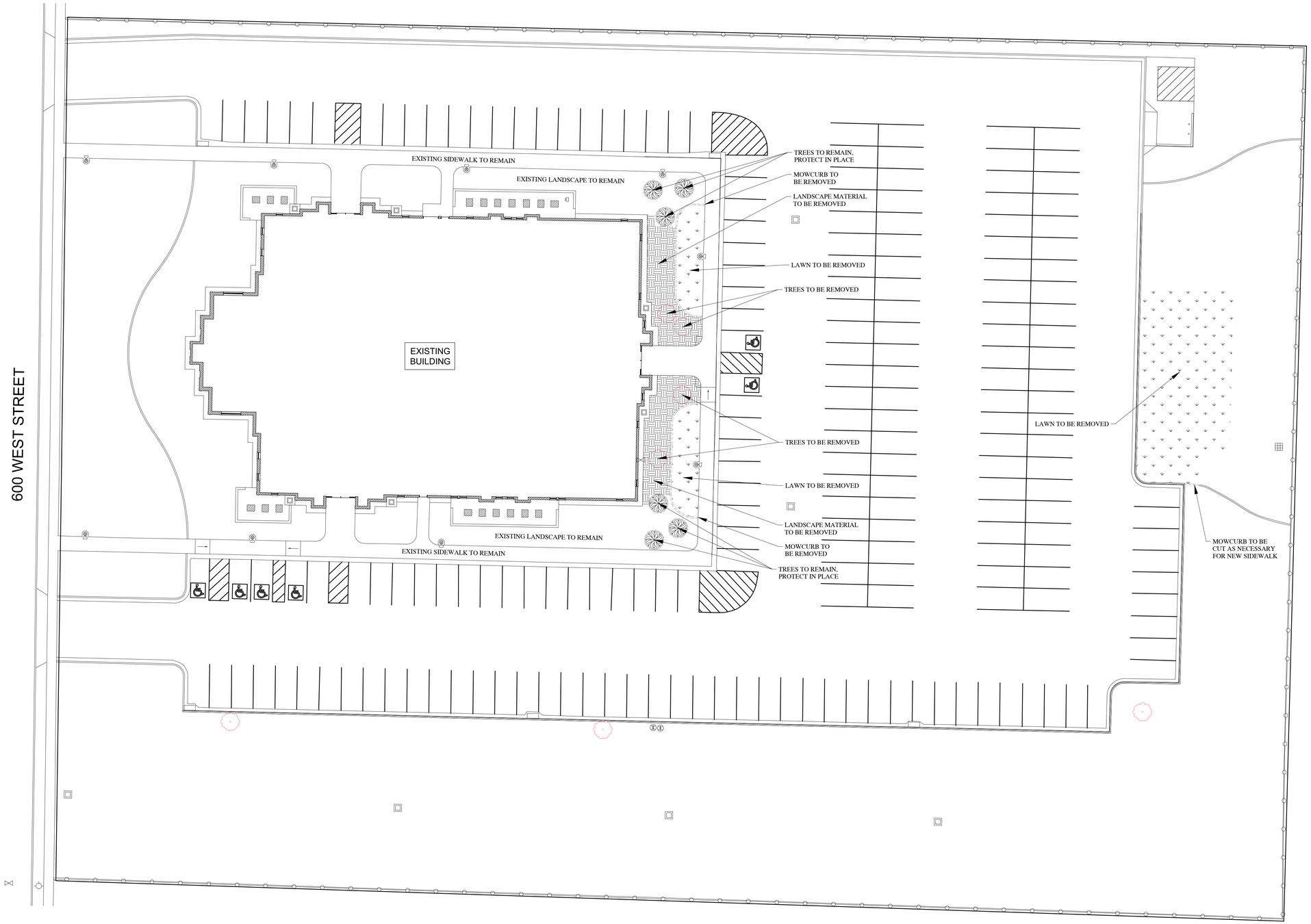
SHEET: C107



In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

bradley gygi architect & associates, pllc
PO Box 520048 | Salt Lake City, UT 84152
801.747.2451

STAMP:

MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
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CHECKED: CBW

SHEET TITLE:
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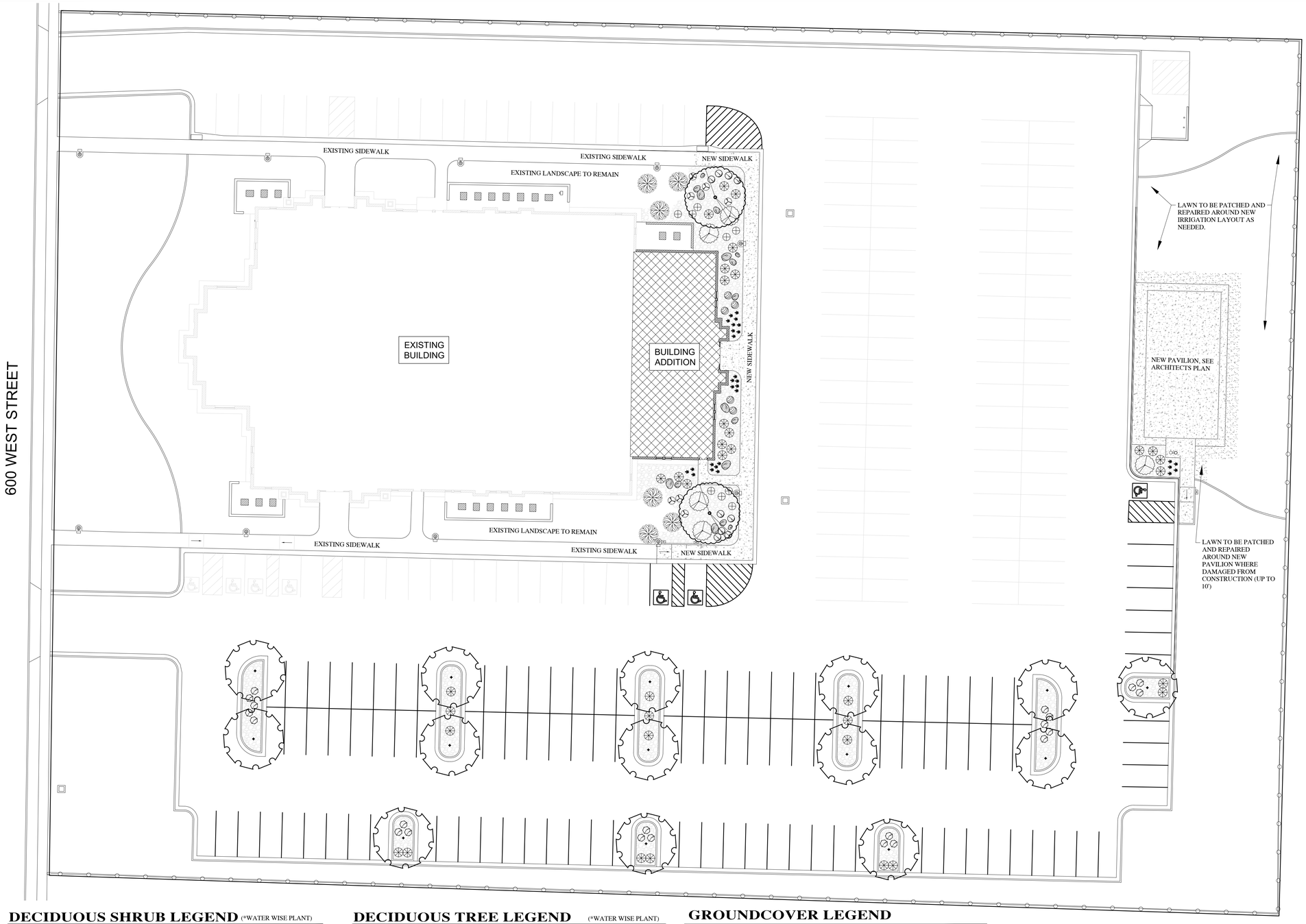
SHEET:
LS101



LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. RETRO-FIT/EXTEND AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO NEW PLANTER AREAS PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. IMPORTED SANDY LOAM TOPSOIL TO BE INSTALLED (PER SPECS) AT A 12" DEPTH IN ALL NEW PLANTER AREAS.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF SOIL/GRADE AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING FABRIC AND MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
7. DEWITT 4.1 OZ 20 YEAR WEED BARRIER FABRIC TO BE INSTALLED PRIOR TO ROCK MULCH. FOLLOW MANUFACTURERS INSTRUCTIONS AND DETAILS.
8. 3/4" TO 1" WASHED 'SOUTHTOWN' COBBLE ROCK MULCH FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH TO BE INSTALLED AT A 3" DEPTH IN PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS, SHRUBS AND TREES.
9. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.
10. PATCH AND REPAIR EXISTING LAWN WHERE NECESSARY.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DECIDUOUS SHRUB LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	9	5 GAL.
	CARYOPTERIS X CLANDONENSIS 'LONGWOOD BLUE' LONGWOOD BLUE*	36	5 GAL.
	CORNUS SERICEA 'KELSEYI' KELSEYI RED TWIG DOGWOOD	22	5 GAL.
	EUONYMUS ALATUS 'ODOM' LITTLE MOSES COMPACT BURNING BUSH	7	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC*	5	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5	5 GAL.
	SPIRAEA X BUMALDA 'LIMEMOUND' LIMEMOUND SPIREA	9	5 GAL.

DECIDUOUS TREE LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2	1.5" CAL.
	ZELKOVA SERRATA 'JFS-KW4ZS' ZILERATON ZELKOVA*	14	2" CAL.

PERENNIAL LEGEND (*WATER WISE PLANT)

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY*	28	1 GAL.

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	3/4" TO 1" 'SOUTHTOWN' COBBLE ROCK MULCH FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	@ 3" DEPTH	PER PLAN
	BOULDERS FROM BROWN'S CANYON QUARRY. (MATCH EXISTING ON SITE)	PER PLAN	2.5' TO 5'

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20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

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MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

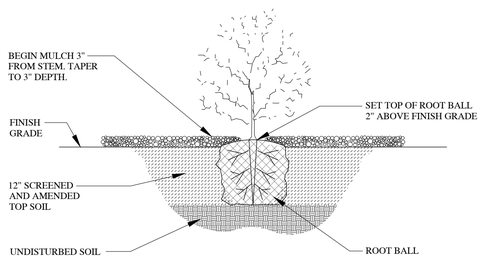
PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BDJ
CHECKED: CBW

SHEET TITLE: LANDSCAPE PLAN

SHEET: LS201

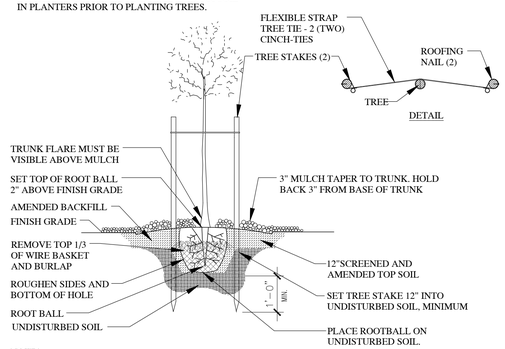
INSTALL 12" SCREENED AND AMENDED TOPSOIL
IN PLANTERS PRIOR TO PLANTING SHRUBS.



1 SHRUB PLANTING

SCALE: NTS

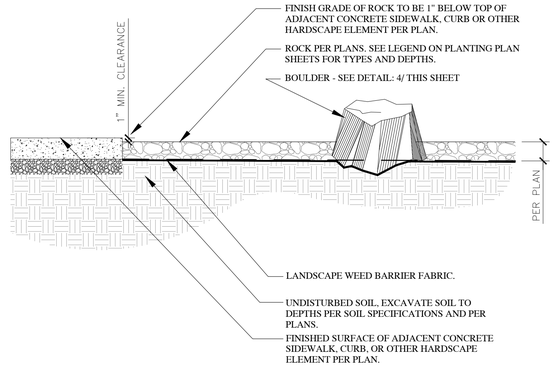
INSTALL 12" SCREENED AND AMENDED TOPSOIL
IN PLANTERS PRIOR TO PLANTING TREES.



NOTES:
1. RECOMMEND REMOVING TREE STAKES AFTER FIRST YEAR OR ONCE TREE ARE ESTABLISHED.
2. RUBBER CINCH TIES TO BE LOOSE ENOUGH TO ALLOW MINIMAL, NATURAL TREE MOVEMENT DURING ESTABLISHMENT PERIOD.

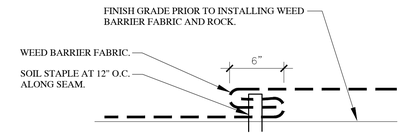
2 TREE PLANTING AND STAKING

SCALE: NTS



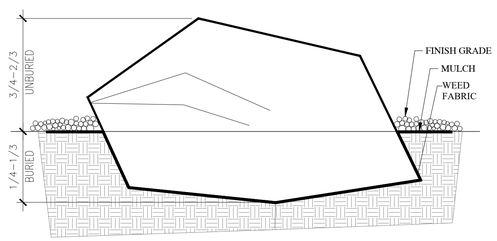
NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE TOPSOIL AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING FABRIC AND MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
3. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
4. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
5. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



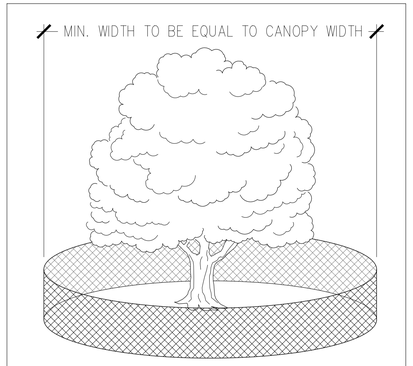
3 ROCK AND WEED BARRIER FABRIC WITH BOULDER

SCALE: NTS



4 BOULDER PLACEMENT DETAIL

SCALE: NTS



TREE PROTECTION ZONE

TREE PRUNING AND REMOVAL

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTOR CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES IN DESIGNATED AREAS AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

A. GENERAL STANDARDS FOR TREE PRUNING

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF UTAH.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP OF BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETE. UNDER NO CONDITIONS SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE PROJECT SITE.

B. TREE REMOVAL STANDARDS

1. A TREE MAY BE REMOVED IF IT INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS,VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER, OR IF THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
2. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

C. STUMP REMOVAL REQUIREMENTS AND STANDARDS

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES AND BLUE-STAKED AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED TO NORMAL GROUND LEVEL WITH CLEAN SOIL. THE FILL SHALL BE PROPERLY SETTLED AND FREE OF DEBRIS.

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES TO BE PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ) WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREE'S CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAINLINK PROTECTIVE FENCE OR OWNER APPROVED EQUAL PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCE.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE AND IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
10. TUNNELING OR BORING SHOULD BE DONE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
11. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
12. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF ROOTS ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
13. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
14. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
15. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE LANDSCAPE ARCHITECT.
16. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN UTAH, BE REGISTERED WITH THE UTAH DIVISION OF COMMERCIAL CODE, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
17. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
18. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT, AND UPON RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
19. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
20. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

5 TREE PROTECTION NOTES

SCALE: NTS

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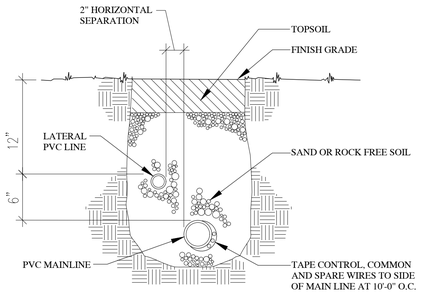
CHECKED: CBW

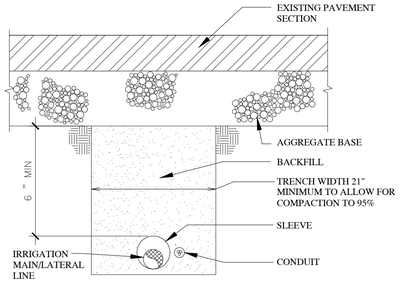
SHEET TITLE:
LANDSCAPE DETAILS

SHEET:
LS401



1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

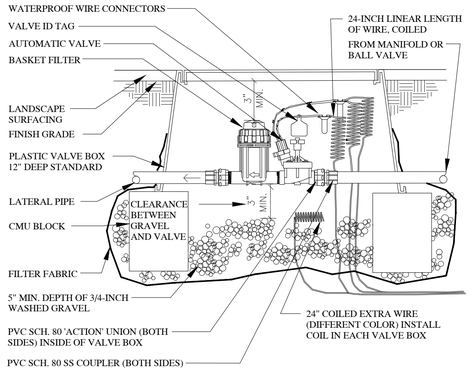
SCALE: NTS



2 MISC. PIPE TRENCH: EXISTING PAVEMENT AREAS

SCALE: NTS

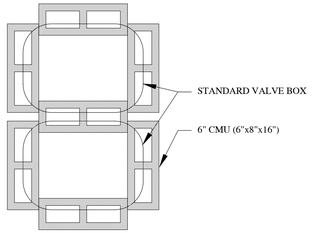
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



3 DRIP VALVE SECTION

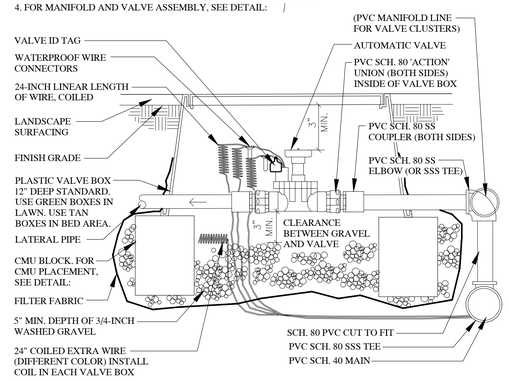
SCALE: NTS

NOTES:
1. VALVE BOX FOR DRIP VALVES AND LAWN VALVES TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK WHERE POSSIBLE.



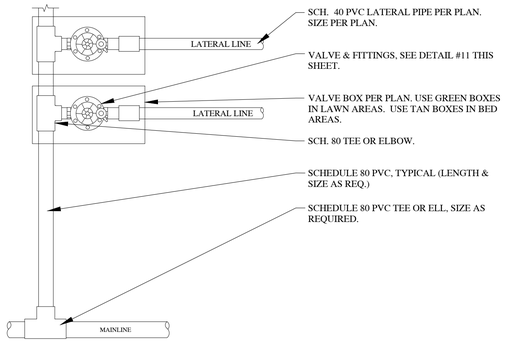
4 CMU PLACEMENT

SCALE: NTS



5 AUTOMATIC VALVE - CONVENTIONAL WIRE

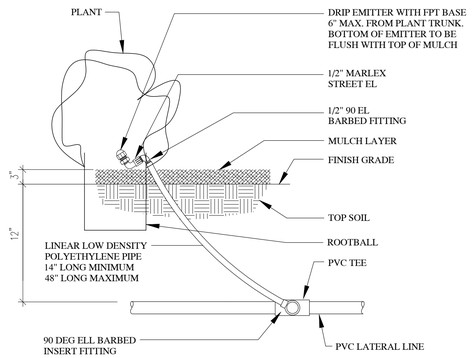
SCALE: NTS



NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS.
2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

6 VALVE MANIFOLD

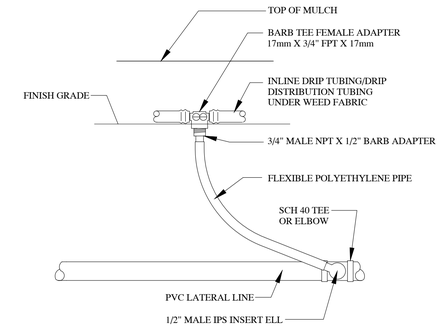
SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

7 DRIP EMITTER INSTALLATION

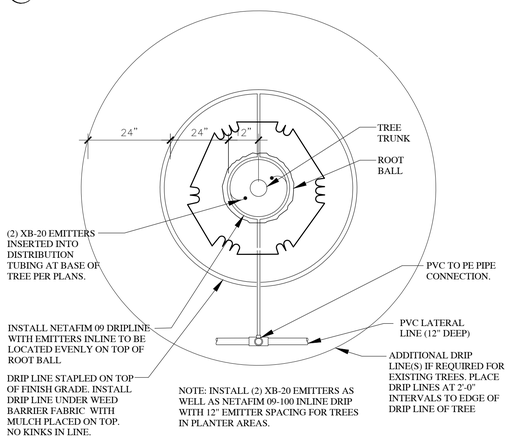
SCALE: NTS



NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
4. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.

8 PVC TO BE PIPE CONNECTION

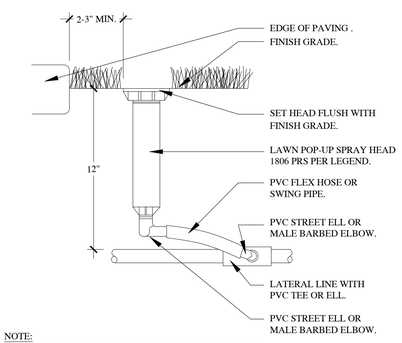
SCALE: NTS



NOTE: INSTALL (2) XB-20 EMITTERS AS WELL AS NETAFIM 09-100 INLINE DRIP WITH 12" EMITTER SPACING FOR TREES IN PLANTER AREAS.

9 TREE DRIP - PLAN VIEW (PLANTER AREAS)

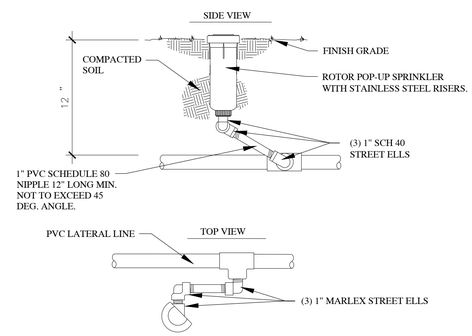
SCALE: NTS



NOTE:
1. USE HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

10 POP-UP SPRAY

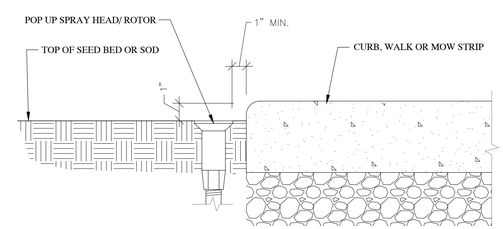
SCALE: NTS



NOTES:
1. INSTALL ROTORS 2"-3" AWAY FROM HARDSCAPE PAVING AND 12" AWAY FROM WALLS, BUILDINGS, FENCES OR OTHER STRUCTURES.
2. ALL ROTORS TO HAVE STAINLESS STEEL RISERS.
3. FOR ROTORS WITH FLOWS LESS THAN 8 GPM, STREET ELLS, TEES AND NIPPLES MAY BE ½" IN SIZE.
4. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

11 ROTOR HEAD

SCALE: NTS



12 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK

SCALE: NTS

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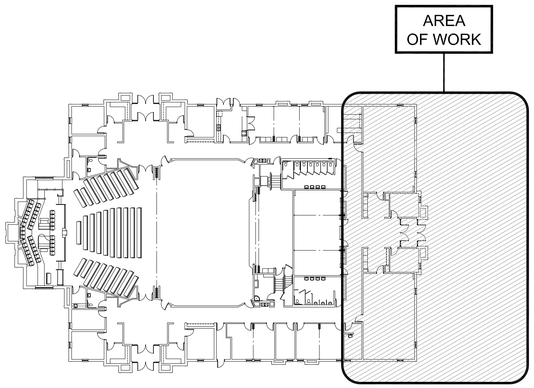
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BDJ
CHECKED: CBW

SHEET TITLE:
IRRIGATION DETAILS

SHEET:
LS501



KEY FLOOR PLAN (1)

SCALE: 1/32" = 1'-0"

PARTIAL DEMOLITION FLOOR PLAN (2)

SCALE: 1/8" = 1'-0"

N

GENERAL DEMOLITION NOTES

1. DEMOLITION DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE OR TO LIMIT EXTENT OF DEMOLITION WORK REQUIRED. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING AND COORDINATE WITH ALL TRADES AND OTHER DRAWINGS AND DOCUMENTS TO DEFINE EXTENT OF DEMOLITION WORK REQUIRED TO CARRY OUT THE INTENT OF THESE CONTRACT DRAWINGS.
2. PROTECT EXISTING FINISHES WHICH ARE TO REMAIN DURING THIS WORK.
3. OWNER HAS FIRST RIGHTS TO SALVAGE.
4. FLOOR COVERINGS: AT ALL AREAS OF NEW WORK, REMOVE EXISTING CARPET AND BASE AS REQUIRED TO ACCOMMODATE NEW WORK. OWNER WILL REMOVE REMAINDER OF CARPET, BASE AND GLUE RESIDUE AT COMPLETION OF THIS WORK. SEE FINISH SCHEDULE ON SHEET A601 AND FURNISHINGS FLOOR PLAN, SHEET F101.
5. FLOORS: REMOVE EXISTING FLOOR STRUCTURE, CONCRETE, WOOD AND FLOOR SHEATHING AS REQUIRED FOR THIS WORK.
6. CEILINGS: SEE SHEET D151.
7. WALLS, FLOORS AND CEILING STRUCTURE: REMOVE ALL WALLS, FLOORS AND CEILING STRUCTURE WHERE NEW WORK WILL OCCUR. SEE NEW FLOOR PLANS FOR LOCATION OF NEW WALLS. SEE OTHER DRAWINGS FOR AREAS WHICH WILL REQUIRE REMOVAL TO ACCOMPLISH NEW WORK.
8. VISUAL DISPLAY BOARDS, EQUIPMENT, DEVICES, FIXTURES, GRILLES, SPEAKERS, COVER PLATES, HANDRAILS, BRACKETS, COAT RACKS, HOOK STRIPS, AND OTHER EXISTING WORK: WHERE NOT SHOWN TO BE REMOVED OR REPLACED WITH NEW, REMOVE AND REINSTALL EXISTING AS REQUIRED TO ACCOMMODATE NEW WORK AND FINISHES.
9. PLUMBING, MECHANICAL, HVAC, FIRE SPRINKLING, ELECTRICAL, SOUND AND RELATED WORK: COORDINATE WITH NEW WORK AND OTHER DRAWINGS. SALVAGE ALL EQUIPMENT AND FIXTURES SHOWN TO BE REINSTALLED.
10. CONTRACTOR TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE. PROVIDE SHORING AND TEMPORARY SUPPORT AS REQUIRED.
11. WHERE SHOWN ZZZZZZZZ POCHED ON PLAN, REMOVE EXISTING WALL OR PORTION OF WALL - COMPLETE. REMOVE ALL PIPING, WIRING, EQUIPMENT, AND OTHER ITEMS CONCEALED IN WALL. COORDINATE ITEMS TO BE MAINTAINED AND ABANDONED WITH ALL DISCIPLINES.

KEYED DEMOLITION NOTES

1. REMOVE EXISTING WALL OR PORTION OF WALL - COMPLETE. TYPICAL ALL WALLS SHOWN DASHED AND POCHED. COORDINATE WITH OTHER DRAWINGS.
2. EXCAVATE AND REMOVE EXISTING SOILS FOR FONT AND FOOTINGS AT NEW ADDITION AREA. SEE SITE PLANS AND NEW FLOOR PLAN.
3. REMOVE EXISTING STOREFRONT DOORS, FRAMES, SIDELITES, TRANSOMS, AND HARDWARE - COMPLETE.
4. REMOVE EXISTING DOOR, FRAME AND HARDWARE. COMPLETE.
5. REMOVE EXISTING WINDOW AND RELATED WORK.
6. REMOVE EXISTING LIGHT COVE, FRAMING, TRIM, AND RELATED WORK.
7. REMOVE EXISTING TILE FLOOR, BASE, AND SETTING BED.

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No. 6112725
LICENSED ARCHITECT

MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
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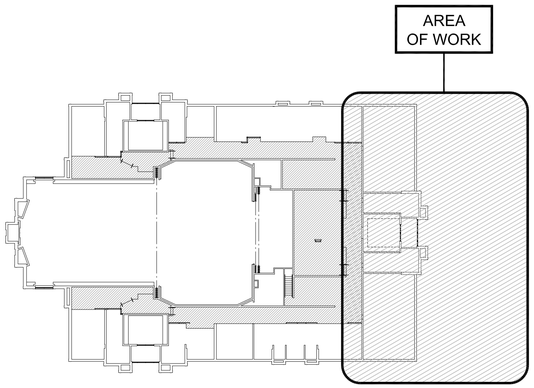
HARRISVILLE, UTAH

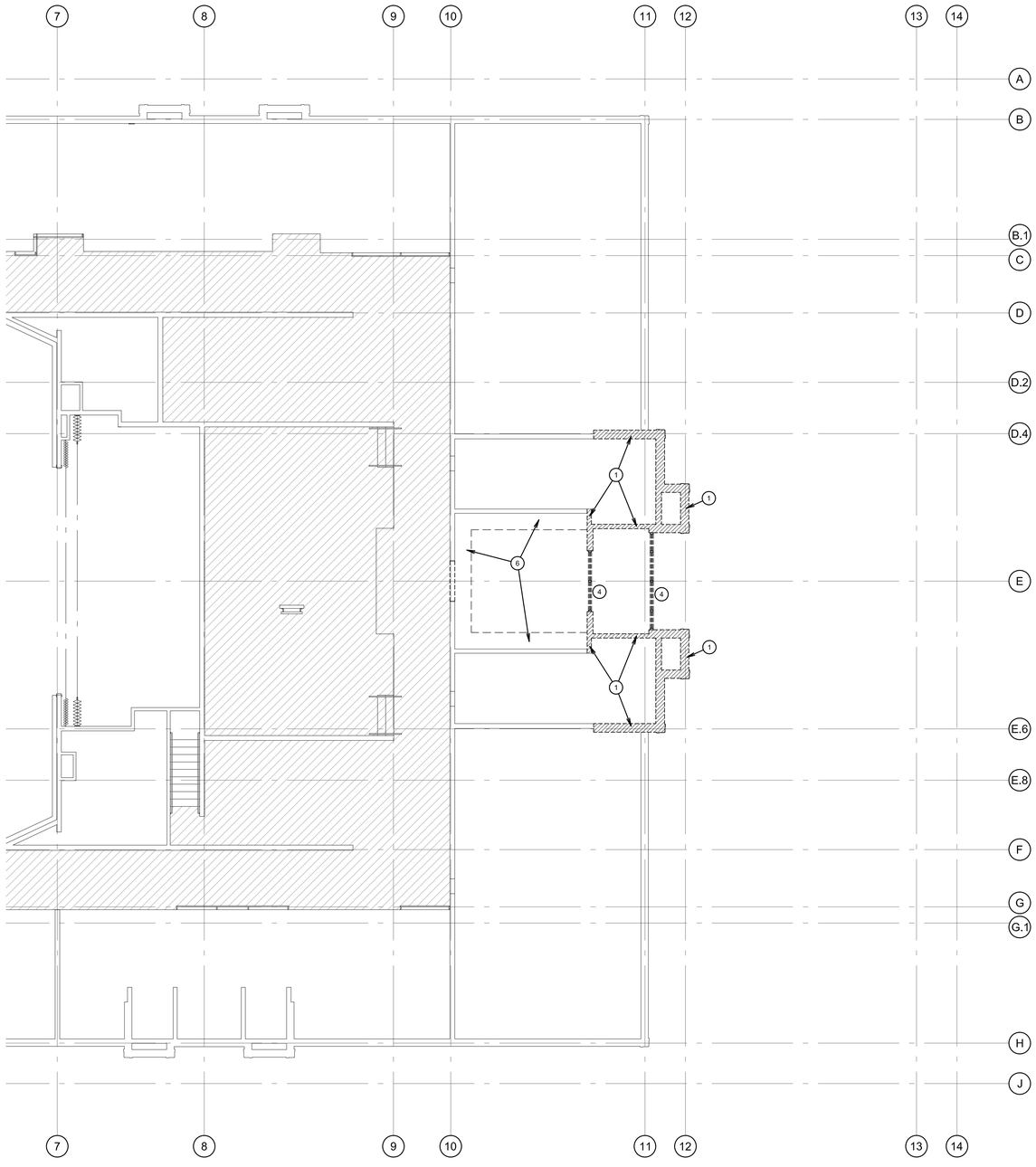
PROJECT FOR:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG
SHEET TITLE: DEMOLITION FLOOR PLAN
SHEET: D101



KEY FLOOR PLAN (1)

SCALE: 1/32" = 1'-0"



PARTIAL DEMOLITION EQUIPMENT PLATFORM FLOOR PLAN (2)

SCALE: 1/8" = 1'-0"

N

GENERAL DEMOLITION NOTES

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2. PROTECT EXISTING FINISHES WHICH ARE TO REMAIN DURING THIS WORK.
3. OWNER HAS FIRST RIGHTS TO SALVAGE.
4. FLOOR COVERINGS: AT ALL AREAS OF NEW WORK, REMOVE EXISTING CARPET AND BASE AS REQUIRED TO ACCOMMODATE NEW WORK. OWNER WILL REMOVE REMAINDER OF CARPET, BASE AND GLUE RESIDUE AT COMPLETION OF THIS WORK. SEE FINISH SCHEDULE ON SHEET A601 AND FURNISHINGS FLOOR PLAN, SHEET F101.
5. FLOORS: REMOVE EXISTING FLOOR STRUCTURE, CONCRETE, WOOD AND FLOOR SHEATHING AS REQUIRED FOR THIS WORK.
6. CEILINGS: SEE SHEET D151.
7. WALLS, FLOORS AND CEILING STRUCTURE: REMOVE ALL WALLS, FLOORS AND CEILING STRUCTURE WHERE NEW WORK WILL OCCUR. SEE NEW FLOOR PLANS FOR LOCATION OF NEW WALLS. SEE OTHER DRAWINGS FOR AREAS WHICH WILL REQUIRE REMOVAL TO ACCOMPLISH NEW WORK.
8. VISUAL DISPLAY BOARDS, EQUIPMENT, DEVICES, FIXTURES, GRILLES, SPEAKERS, COVER PLATES, HANDRAILS, BRACKETS, COAT RACKS, HOOK STRIPS, AND OTHER EXISTING WORK: WHERE NOT SHOWN TO BE REMOVED OR REPLACED WITH NEW, REMOVE AND REINSTALL EXISTING AS REQUIRED TO ACCOMMODATE NEW WORK AND FINISHES.
9. PLUMBING, MECHANICAL, HVAC, FIRE SPRINKLING, ELECTRICAL, SOUND AND RELATED WORK: COORDINATE WITH NEW WORK AND OTHER DRAWINGS. SALVAGE ALL EQUIPMENT AND FIXTURES SHOWN TO BE REINSTALLED.
10. CONTRACTOR TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE. PROVIDE SHORING AND TEMPORARY SUPPORT AS REQUIRED.
11. WHERE SHOWN ZZZZZZZZ POCHED ON PLAN, REMOVE EXISTING WALL OR PORTION OF WALL - COMPLETE. REMOVE ALL PIPING, WIRING, EQUIPMENT, AND OTHER ITEMS CONCEALED IN WALL. COORDINATE ITEMS TO BE MAINTAINED AND ABANDONED WITH ALL DISCIPLINES.

KEYED DEMOLITION NOTES

1. REMOVE EXISTING WALL OR PORTION OF WALL - COMPLETE. TYPICAL ALL WALLS SHOWN DASHED AND POCHED. COORDINATE WITH OTHER DRAWINGS.
2. EXCAVATE AND REMOVE EXISTING SOILS FOR FONT AND FOOTINGS AT NEW ADDITION AREA. SEE SITE PLANS AND NEW FLOOR PLAN.
3. REMOVE EXISTING STOREFRONT DOORS, FRAMES, SIDELITES, TRANSOMS, AND HARDWARE - COMPLETE.
4. REMOVE EXISTING DOOR, FRAME AND HARDWARE. COMPLETE.
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7. REMOVE EXISTING TILE FLOOR, BASE, AND SETTING BED.

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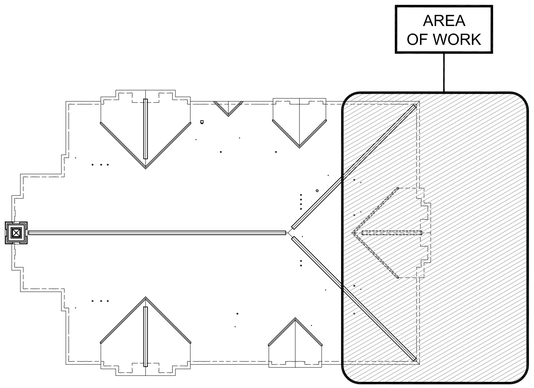
No. 6112725
LICENSED ARCHITECT

MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

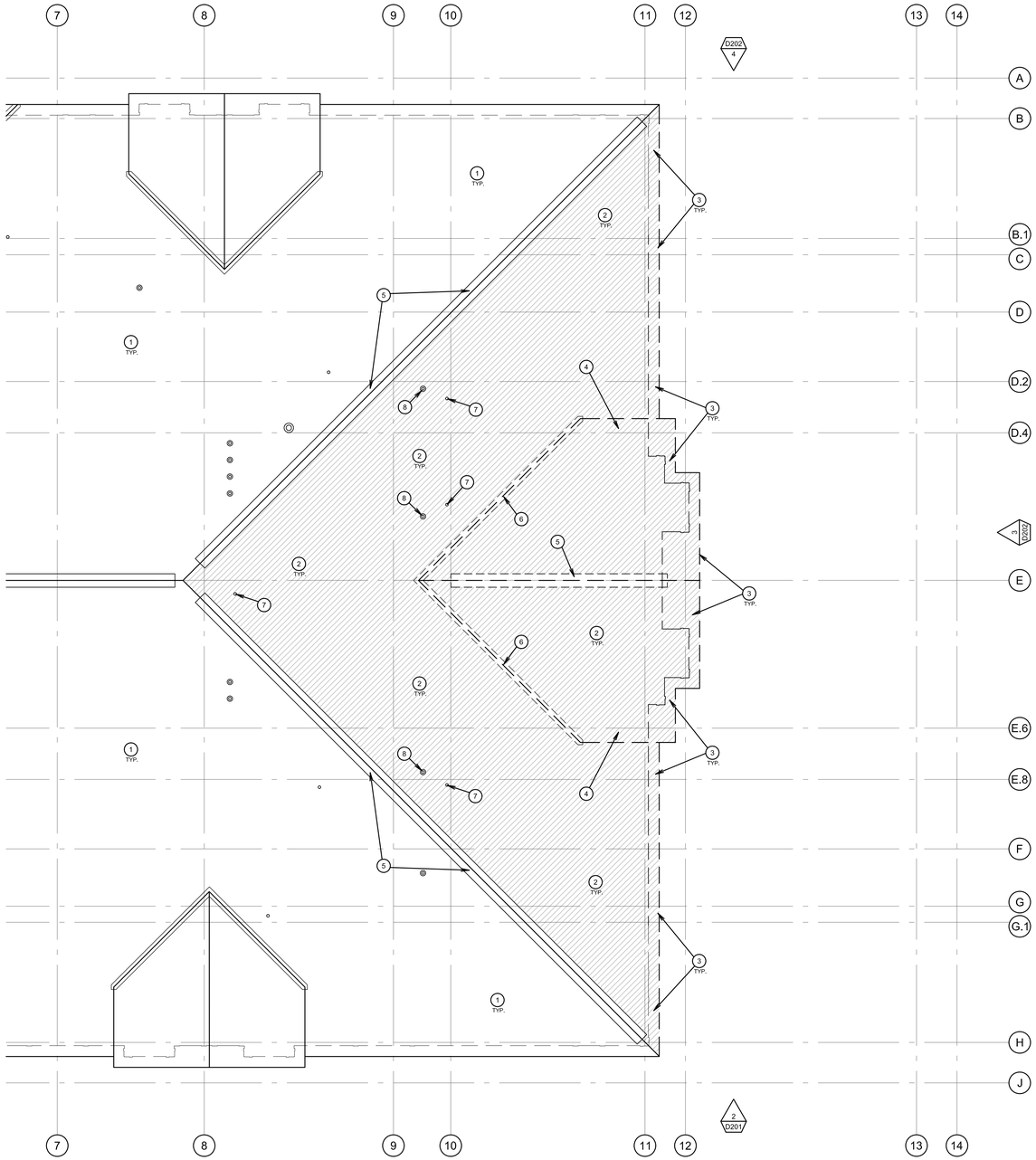
PROJECT FOR:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG
SHEET TITLE: DEMOLITION EQUIPMENT PLATFORM PLAN
SHEET: D102



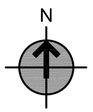
KEY FLOOR PLAN (1)

SCALE: 1/32" = 1'-0"



PARTIAL DEMOLITION ROOF PLAN (2)

SCALE: 1/8" = 1'-0"



GENERAL ROOFING NOTES

GENERAL:

1. CONTRACTOR IS RESPONSIBLE TO KEEP AREAS OF ROOFING WORK FREE FROM WATER DAMAGE DURING CONSTRUCTION.
2. ALL ROOF AREAS ARE TO BE SWEPT CLEAN AND KEPT CLEAN DURING DEMOLITION AND INSTALLATION.
3. SEE STRUCTURAL AND OTHER DRAWINGS FOR WORK WHICH OCCURS AT ROOF AND REQUIRES ADDITIONAL DEMOLITION FOR ACCESS. COORDINATE ALL WORK.

GENERAL DEMOLITION NOTES (AT AREAS OF NEW ROOFING):

1. ROOFING CONTRACTOR SHALL BE APPROVED TO REMOVE ASBESTOS MATERIALS AND PROPERLY DISPOSE OF SAME: SEE SECTION 01 3500 "SPECIAL PROCEDURES."
2. REMOVE EXISTING ROOFING, UNDERLAYMENT, FLASHINGS AND OTHER ASSOCIATED WORK.
3. REMOVE ALL EXISTING WORK NOT SHOWN TO REMAIN AS PART OF COMPLETED WORK. COORDINATE WITH ALL OTHER DRAWINGS, TYPICAL. INCLUDES ABANDONED ROOF PENETRATIONS.
4. REMOVE EXISTING ROOF SHEATHING AS REQUIRED TO PERFORM STRUCTURAL AND OTHER WORK. COORDINATE WITH STRUCTURAL DRAWINGS.

ROOF DECK:

1. ROOFING CONTRACTOR SHALL INSPECT THE ENTIRE ROOF DECK AREA TO ENSURE THAT IT HAS BEEN PROPERLY PREPARED TO RECEIVE NEW ROOFING. DO NOT PROCEED WITH ANY WORK UNTIL THE PROBLEMS HAVE BEEN CORRECTED.
2. AFTER COMPLETION OF DEMOLITION, SEISMIC, AND STRUCTURAL WORK, SECURE ALL EXISTING STRUCTURE AND DECKING MATERIALS PRIOR TO REROOFING.

PENETRATIONS:

1. UNLESS SHOWN OTHERWISE, ALL EXISTING VENTS, FLUES AND OTHER PENETRATIONS TO REMAIN.

EXISTING WORK:

1. REMOVE AND REINSTALL EXISTING WORK ON ROOF AS REQUIRED TO ACCOMMODATE NEW WORK OR ROOFING.
2. PATCH OR REPLACE EXISTING INSULATION IN ATTIC AND CEILING SPACES TO MATCH WHERE DISTURBED OR REMOVED TO ACCOMMODATE STRUCTURAL OR OTHER WORK.
3. ALL EXISTING PLUMBING, MECHANICAL, ELECTRICAL WORK, CONDUITS, PIPES, WIRE, DUCTS, ETC. TO REMAIN SHALL BE SECURELY ANCHORED AND FUNCTION MAINTAINED. IF NECESSARY TO ACCOMMODATE NEW WORK, REMOVE AND REINSTALL OR REROUTE EXISTING WORK TO MAINTAIN FUNCTION.

KEYED ROOF DEMOLITION NOTES

EXISTING WORK NOTES:

E1 EXISTING SHEATHING TO REMAIN.

DEMOLITION WORK NOTES:

1. EXISTING ROOFING AND FLASHINGS TO REMAIN. TYPICAL ALL ROOF AREAS EXCEPT WHERE NOTED ON THIS DRAWING.
2. REMOVE EXISTING SHINGLE ROOFING SYSTEM AND UNDERLAYMENT. COMPLETE DOWN TO EXISTING ROOF DECK. AREA SHOWN WITH SHADED HATCHING.
3. REMOVE EXISTING DRIP EDGE METAL, FASCIA, SOFFIT, AND TRIM, AND SOFFIT THIS AREA.
4. REMOVE EXISTING WALL FLASHINGS AT LOW ROOF-TO-WALL CONNECTION.
5. REMOVE EXISTING RIDGE / HIP VENT FLASHINGS.
6. REMOVE EXISTING VALLEY METAL FLASHING.
7. EXISTING VENT, FLUE, OR OTHER PENETRATION TO REMAIN. REMOVE EXISTING FLASHING.
8. EXISTING HVAC VENT PIPING TO REMAIN. REMOVE EXISTING FLASHING.

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No. 6112725
LICENSED ARCHITECT

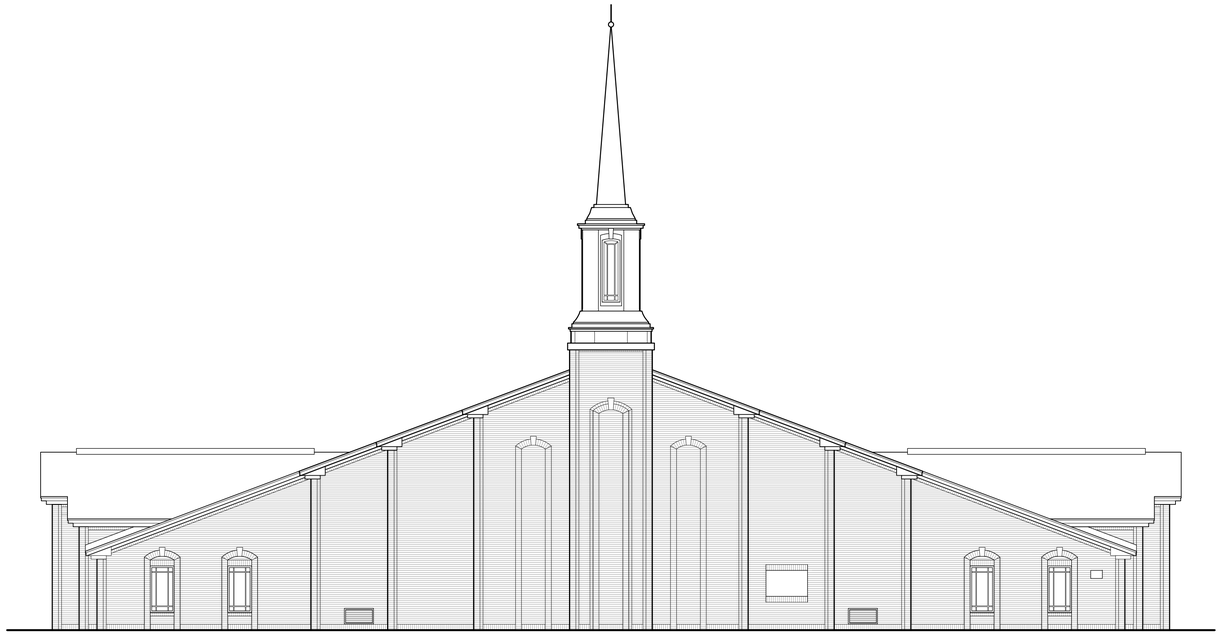
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE:
DEMOLITION ROOF PLAN

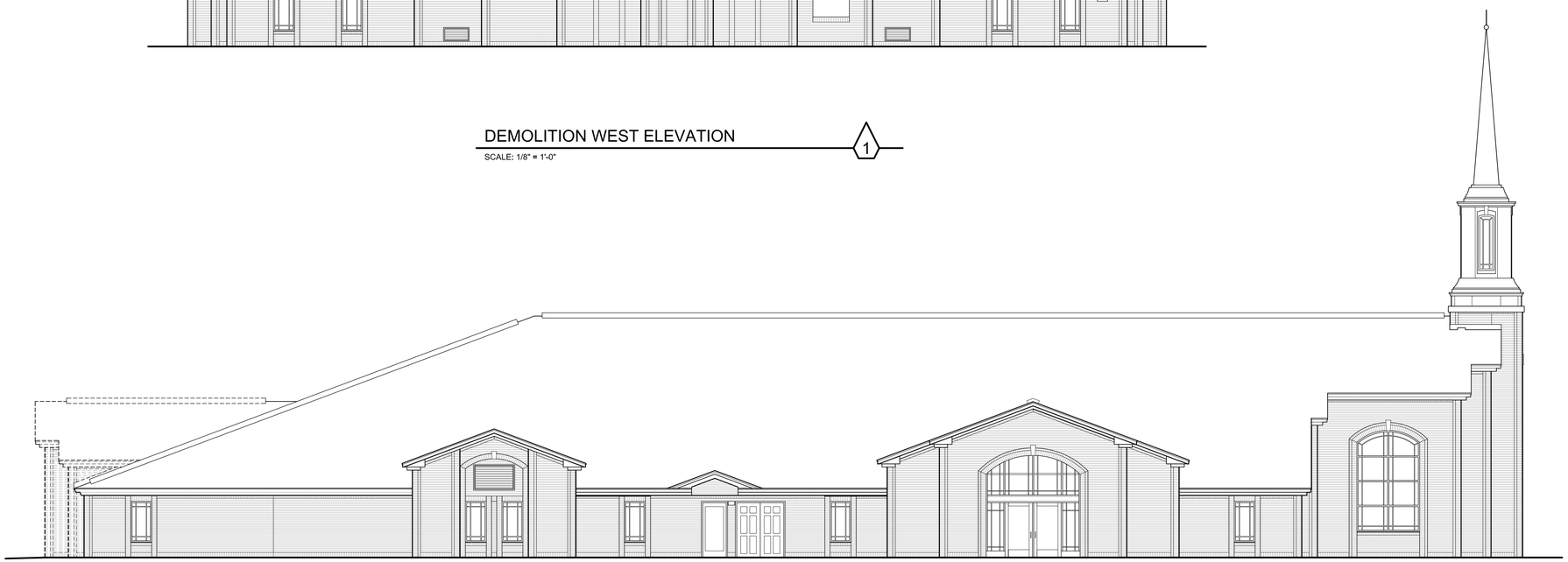
SHEET:
D121



DEMOLITION WEST ELEVATION

SCALE: 1/8" = 1'-0"

1



DEMOLITION NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2

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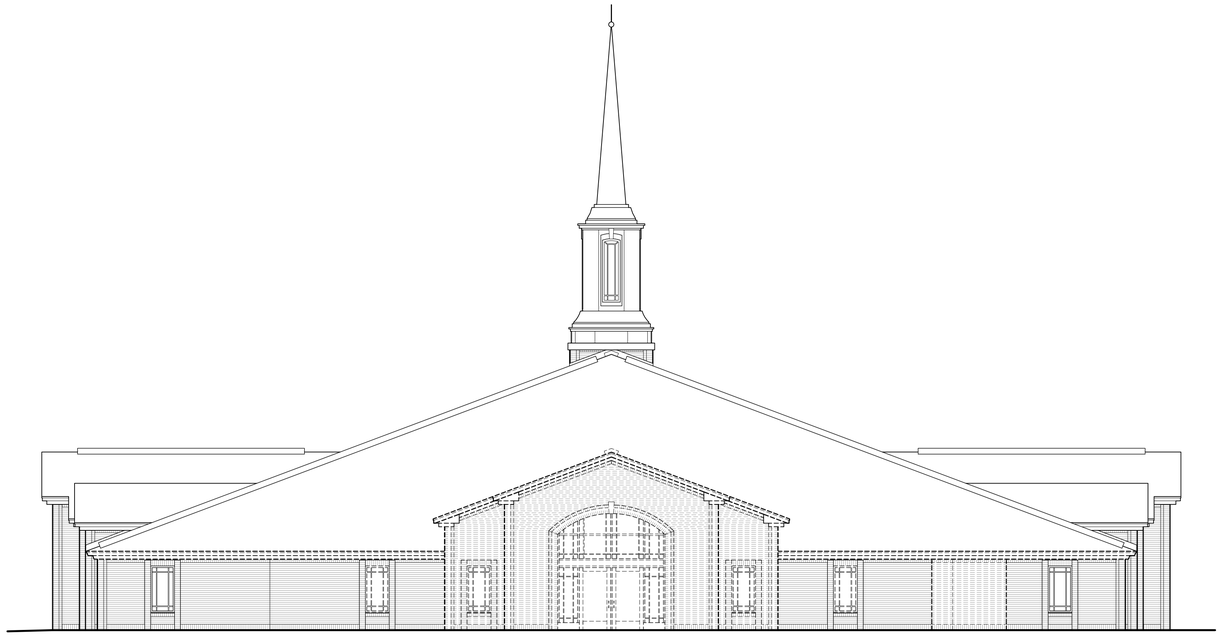
SHEET TITLE:
DEMOLITION
EXTERIOR
ELEVATIONS

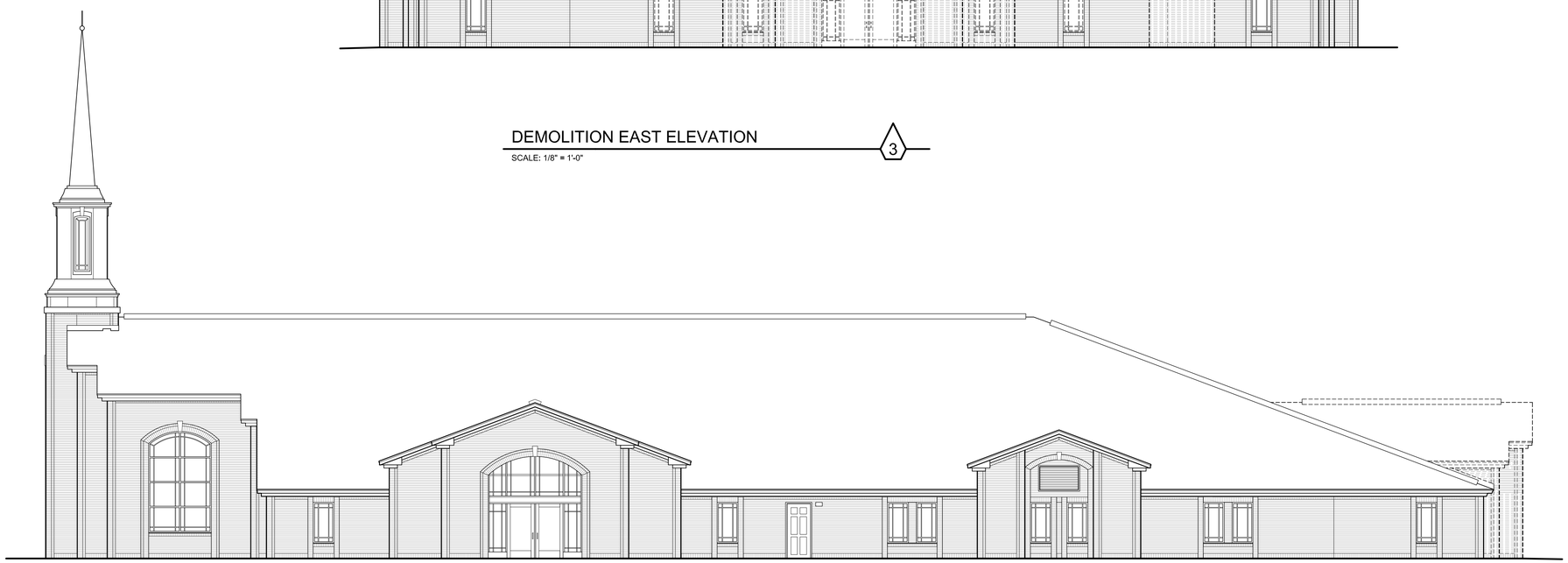
SHEET:
D201



DEMOLITION EAST ELEVATION

SCALE: 1/8" = 1'-0"

3



DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4

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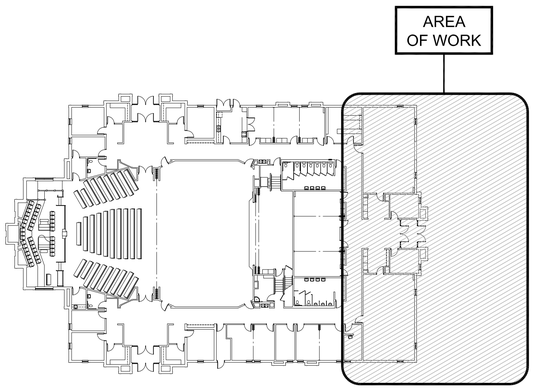
5322642

DRAWN BY: BGG

CHECKED: BGG

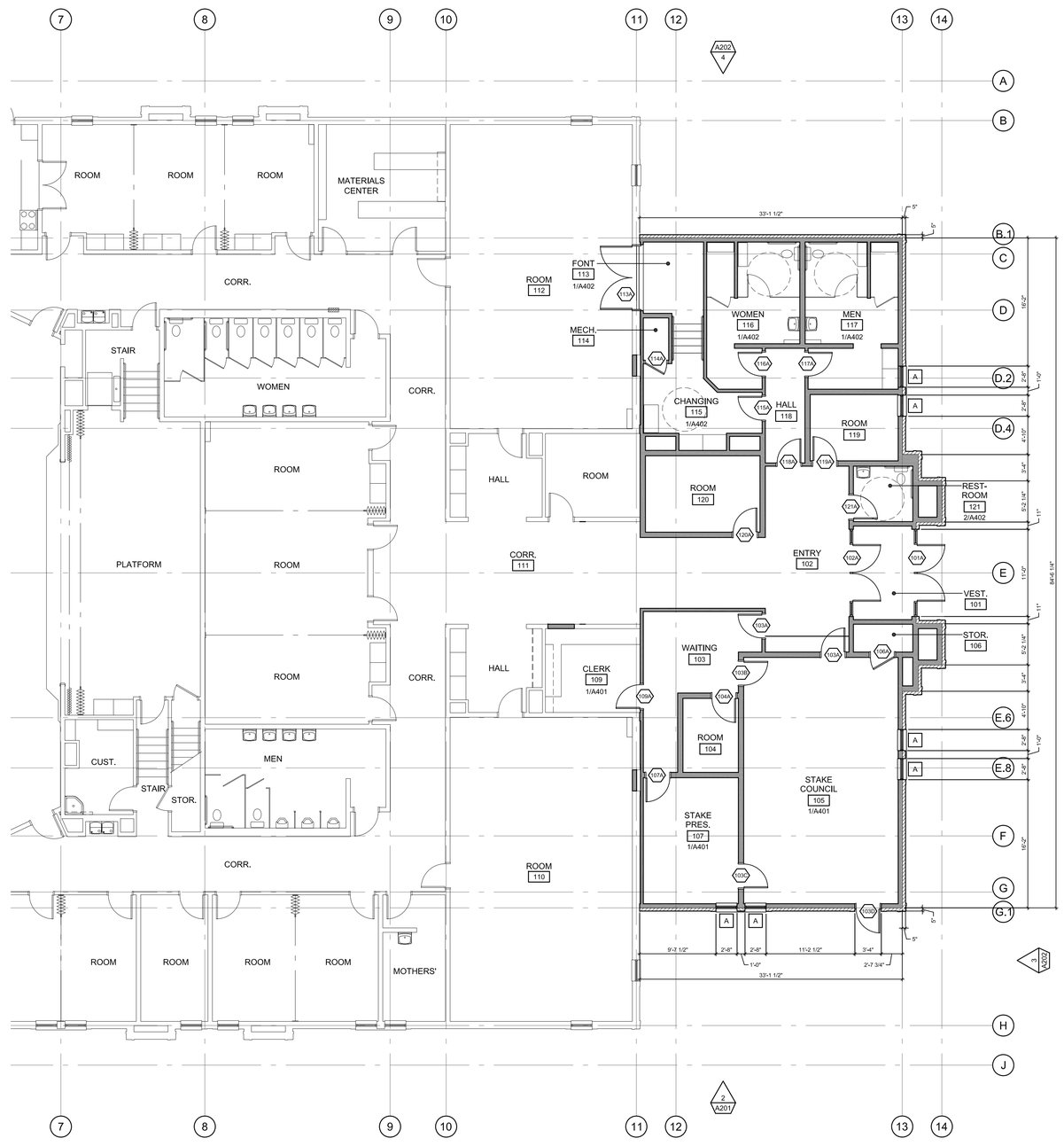
SHEET TITLE:
DEMOLITION
EXTERIOR
ELEVATIONS

SHEET:
D202



KEY FLOOR PLAN (1)

SCALE: 1/32" = 1'-0"



PARTIAL NEW FLOOR PLAN (2)

SCALE: 1/8" = 1'-0"

N

GENERAL FLOOR PLAN NOTES

GENERAL NOTES:

1. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF GYPSUM BOARD OR EXISTING WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE A/A601.
3. FOR FINISH SCHEDULE, SEE SHEET A601.
4. FOR DOOR SCHEDULE, SEE SHEET A602.

WALLS:

1. WHEN EXISTING WORK IS TO REMAIN: HVAC, PLUMBING, ELECTRICAL, SOUND OR OTHER WORK WHICH IS ENCOUNTERED WITH REMOVAL OF FLOORS, WALLS OR CEILINGS, SHALL BE REROUTED TO MAINTAIN CONTINUITY.
2. NEW WALLS ARE SHOWN "POCHED" AND "HATCHED" TYPICAL.

WOOD FRAMED | BRICK | CMU | CONCRETE

INTERIOR - PATCHING/FINISHES:

1. PATCH AND REPAIR ALL EXISTING WORK DISTURBED BY THIS NEW WORK. WALLS, CEILINGS, FLOORS, TRIM AND OTHER WORK SHALL BE FINISHED TO MATCH EXISTING (OR NEW) FINISHES FOR SPACE.
2. WHERE EXISTING WORK IS TO BE REPLACED: REMOVE AND REINSTALL EXISTING FIXTURES, DEVICES, CONVECTORS, GRILLES, LOUVERS, EQUIPMENT AND OTHER EXISTING WORK TO EXISTING LOCATION TO ACCOMMODATE NEW WORK.
3. WALLS TO HAVE PAINT ARE TO BE FINISHED TO SMOOTH SURFACE (LEVEL) PRIOR TO APPLICATION OF TEXTURING AND WALL COVERING INSTALLATIONS.

CAULKING:

1. CAULK ALL NEW AND EXISTING DOOR, WINDOW AND STOREFRONT FRAMES ENTIRE PERIMETER AT INTERIOR AT ALL AREAS OF THIS NEW WORK. REMOVE EXISTING CAULK AND INSTALL NEW CAULK PRIOR TO PAINTING AND FINISH WORK.

INSULATION:

1. AT WALLS AND ATTIC SPACES, REINSTALL OR REPLACE WITH NEW ACOUSTIC OR THERMAL INSULATION ENCOUNTERED OR DISTURBED BY THIS WORK.

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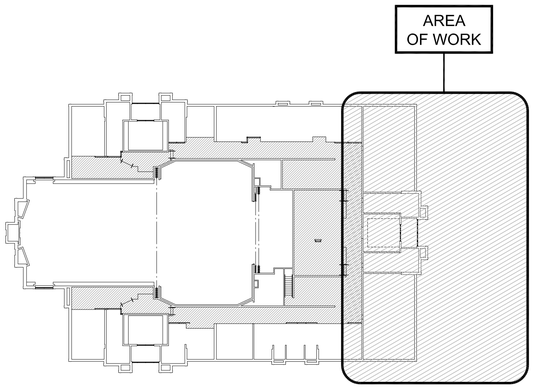
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE: NEW FLOOR PLAN

SHEET: A101



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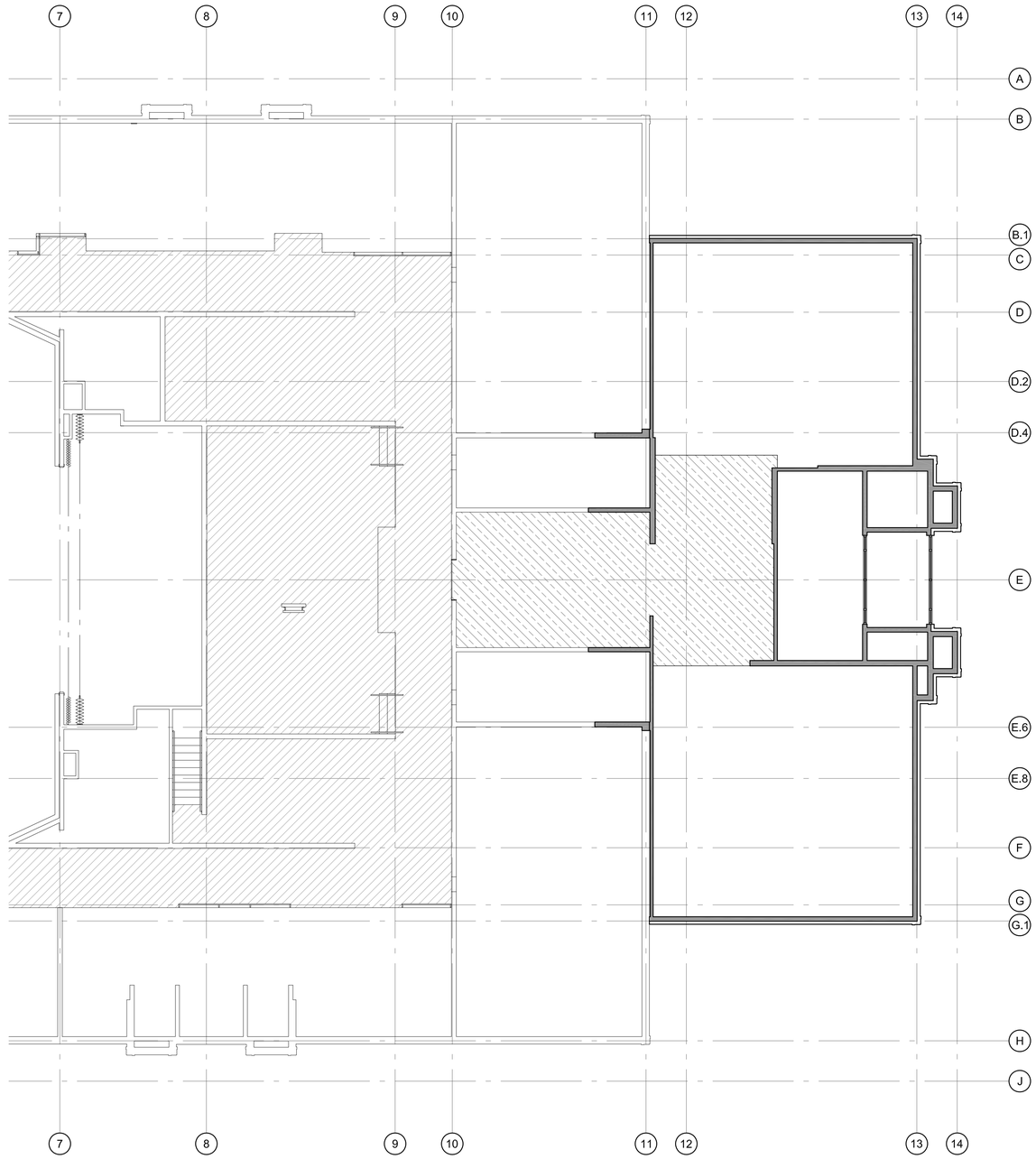
SCALE: 1/32" = 1'-0"



PARTIAL NEW EQUIPMENT PLATFORM FLOOR PLAN (2)

SCALE: 1/8" = 1'-0"

N

GENERAL FLOOR PLAN NOTES

GENERAL NOTES:

1. DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF GYPSUM BOARD OR EXISTING WALLS UNLESS NOTED OTHERWISE.
2. PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. SEE A/A601.
3. FOR FINISH SCHEDULE, SEE SHEET A601.
4. FOR DOOR SCHEDULE, SEE SHEET A602.

WALLS:

1. WHEN EXISTING WORK IS TO REMAIN: HVAC, PLUMBING, ELECTRICAL, SOUND OR OTHER WORK WHICH IS ENCOUNTERED WITH REMOVAL OF FLOORS, WALLS OR CEILINGS, SHALL BE REROUTED TO MAINTAIN CONTINUITY.
2. NEW WALLS ARE SHOWN "POCHED" AND "HATCHED" TYPICAL.

WOOD FRAMED | BRICK | CMU | CONCRETE

INTERIOR - PATCHING/FINISHES:

1. PATCH AND REPAIR ALL EXISTING WORK DISTURBED BY THIS NEW WORK. WALLS, CEILINGS, FLOORS, TRIM AND OTHER WORK SHALL BE FINISHED TO MATCH EXISTING (OR NEW) FINISHES FOR SPACE.
2. WHERE EXISTING WORK IS TO BE REPLACED: REMOVE AND REINSTALL EXISTING FIXTURES, DEVICES, CONVECTORS, GRILLES, LOUVERS, EQUIPMENT AND OTHER EXISTING WORK TO EXISTING LOCATION TO ACCOMMODATE NEW WORK.
3. WALLS TO HAVE PAINT ARE TO BE FINISHED TO SMOOTH SURFACE (LEVEL) PRIOR TO APPLICATION OF TEXTURING AND WALL COVERING INSTALLATIONS.

CAULKING:

1. CAULK ALL NEW AND EXISTING DOOR, WINDOW AND STOREFRONT FRAMES ENTIRE PERIMETER AT INTERIOR AT ALL AREAS OF THIS NEW WORK. REMOVE EXISTING CAULK AND INSTALL NEW CAULK PRIOR TO PAINTING AND FINISH WORK.

INSULATION:

1. AT WALLS AND ATTIC SPACES, REINSTALL OR REPLACE WITH NEW ACOUSTIC OR THERMAL INSULATION ENCOUNTERED OR DISTURBED BY THIS WORK.

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STATE OF UTAH
6-19-2026
BRADLEY G. GYGI
No. 6112725
LICENSED ARCHITECT

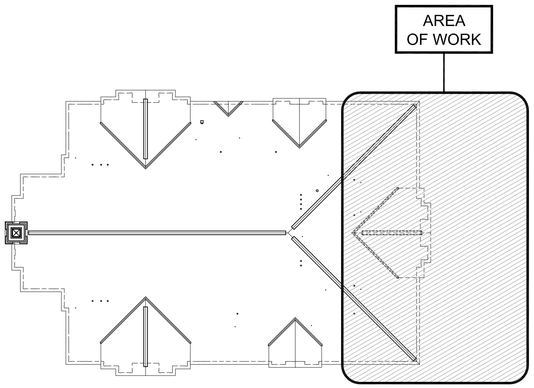
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG

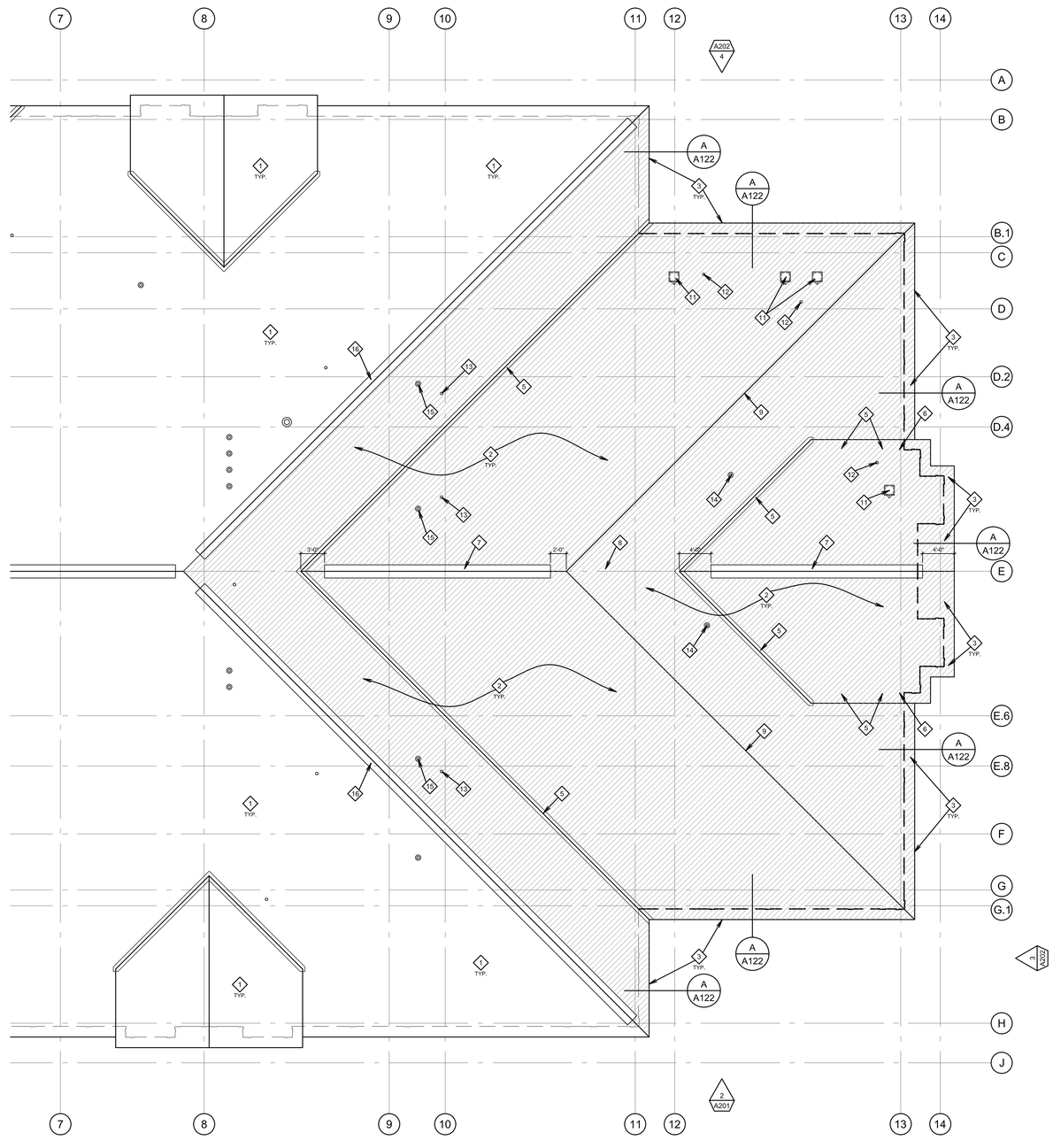
SHEET TITLE:
NEW EQUIPMENT PLATFORM PLAN

SHEET:
A102



KEY FLOOR PLAN 1

SCALE: 1/32" = 1'-0"



PARTIAL NEW ROOF PLAN 2

SCALE: 1/8" = 1'-0"

N

GENERAL ROOFING NOTES

GENERAL:

1. CONTRACTOR IS RESPONSIBLE TO KEEP AREAS OF ROOFING WORK FREE FROM WATER DAMAGE DURING CONSTRUCTION.
2. ALL ROOF AREAS ARE TO BE SWEPT CLEAN AND KEPT CLEAN DURING DEMOLITION AND INSTALLATION.
3. SEE STRUCTURAL AND OTHER DRAWINGS FOR WORK WHICH OCCURS AT ROOF AND REQUIRES ADDITIONAL DEMOLITION FOR ACCESS. COORDINATE ALL WORK.

ROOF DECK:

1. ROOFING CONTRACTOR SHALL INSPECT THE ENTIRE ROOF DECK AREA TO ENSURE THAT IT HAS BEEN PROPERLY PREPARED TO RECEIVE NEW ROOFING. DO NOT PROCEED WITH ANY WORK UNTIL THE PROBLEMS HAVE BEEN CORRECTED.
2. AFTER COMPLETION OF DEMOLITION, SEISMIC, AND STRUCTURAL WORK, SECURE ALL EXISTING STRUCTURE AND DECKING MATERIALS PRIOR TO REROOFING.

PENETRATIONS:

1. UNLESS SHOWN OTHERWISE, ALL EXISTING VENTS, FLUES AND OTHER PENETRATIONS TO REMAIN.

EXISTING WORK:

1. REMOVE AND REINSTALL EXISTING WORK ON ROOF AS REQUIRED TO ACCOMMODATE NEW WORK OR ROOFING.
2. PATCH OR REPLACE EXISTING INSULATION IN ATTIC AND CEILING SPACES TO MATCH WHERE DISTURBED OR REMOVED TO ACCOMMODATE STRUCTURAL OR OTHER WORK.
3. ALL EXISTING PLUMBING, MECHANICAL, ELECTRICAL WORK, CONDUITS, PIPES, WIRE, DUCTS, ETC, TO REMAIN SHALL BE SECURELY ANCHORED AND FUNCTION MAINTAINED. IF NECESSARY TO ACCOMMODATE NEW WORK, REMOVE AND REINSTALL OR REROUTE EXISTING WORK TO MAINTAIN FUNCTION.

KEYED ROOF NOTES

1. EXISTING ROOFING TO REMAIN.
2. NEW ASPHALT SHINGLE SYSTEM WITH SECONDARY UNDERLAYMENT AT ENTIRE AREA WHICH RECEIVES NEW ROOFING MATERIALS (SHOWN HATCHED).
3. NEW DRIP EDGE METAL, FASCIA, TRIM, SOFFIT, AND SOFFIT VENTS. SEE __/A122.
4. NEW WALL FLASHINGS AT LOW SHINGLE ROOF TO WALL CONNECTION. SEE K/A122 FOR SIDEWALL FLASHING AND L/A122 FOR HEADWALL FLASHING.
5. NEW METAL VALLEY FLASHING. SEE C,D/A124.
6. METAL KICK-OUT FLASHING AT END OF WALL FLASHING. SEE J/A124.
7. NEW RIDGE VENT. SEE __/A123.
8. NEW RIDGE SHINGLES WHERE NO RIDGE VENT OCCURS. SEE A/A123.
9. NEW HIP SHINGLES. SEE B/A123.
10. NEW 8" WIDE VERTICAL FLAT METAL SIDING PANELS AT FACE OF ROOF EYEBROW FEATURE OVER DOOR OPENING.
11. NEW RAISED CURB / SUPPORT FOR PENTHOUSE, EXHAUST FAN WITH METAL CRICKET. SEE __/A122. COORDINATE DETAILS AND SIZE REQUIRED WITH MECHANICAL DRAWINGS.
12. NEW VENT THRU ROOF. SEE __/A122. TO BE 12" MINIMUM ABOVE ROOF. PAINT ALL VENT PIPES TO MATCH SHINGLE AND FLASHING COLOR.
13. NEW FLASHING AT EXISTING VENT PIPING. SEE __/A122. EXTEND AS REQUIRED TO BE 10" MINIMUM ABOVE ROOF. PAINT ALL EXISTING VENT PIPES TO MATCH SHINGLE AND FLASHING COLOR.
14. NEW HVAC VENT PIPING THRU ROOF. SEE __/A122. TO BE 12" MINIMUM ABOVE ROOF. PAINT ALL VENT PIPES TO MATCH SHINGLE AND FLASHING COLOR.
15. NEW FLASHING AT EXISTING HVAC VENT PIPING. SEE __/A122.
16. EXISTING RIDGE / HIP VENT. REMOVE AND REINSTALL FOR NEW ROOFING.

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6-18-2026
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No. 6112725
LICENSED ARCHITECT

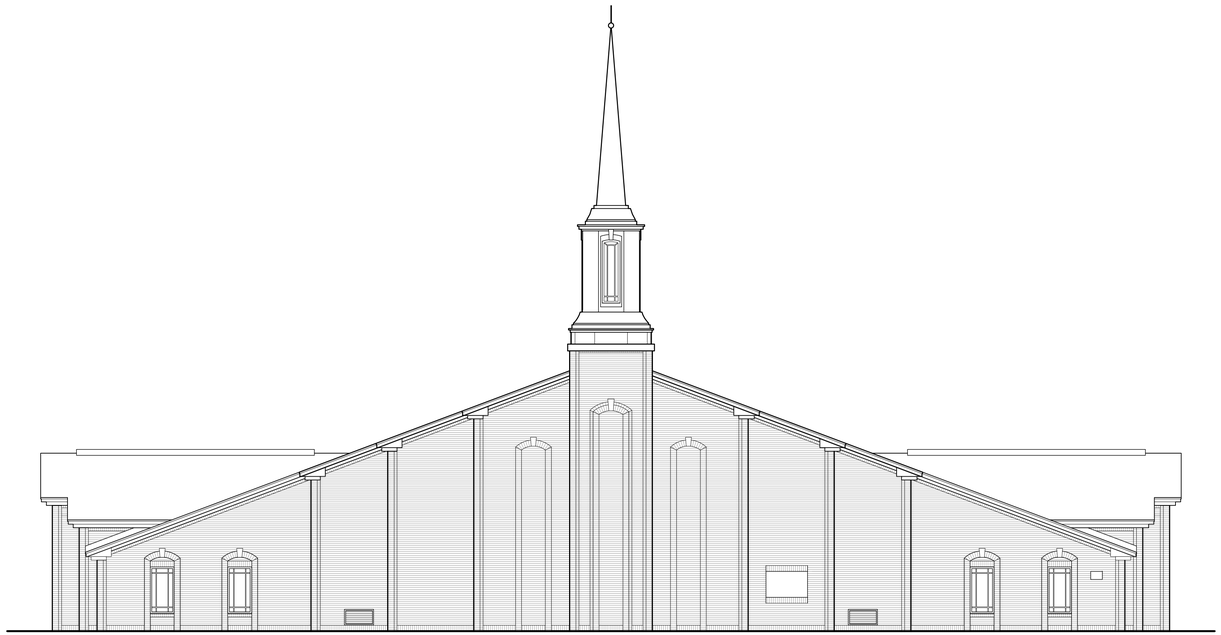
MISTY MEADOWS ADDITION
PLEASANT VIEW UT
ORCHARD SPRINGS STAKE
2360 NORTH 600 WEST
HARRISVILLE, UTAH

PROJECT FOR:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NUMBER: 532264225010201
DATE: 19 JUN 2026
PROPERTY NUMBER: 5322642
DRAWN BY: BGG
CHECKED: BGG

SHEET TITLE:
NEW
ROOF PLAN

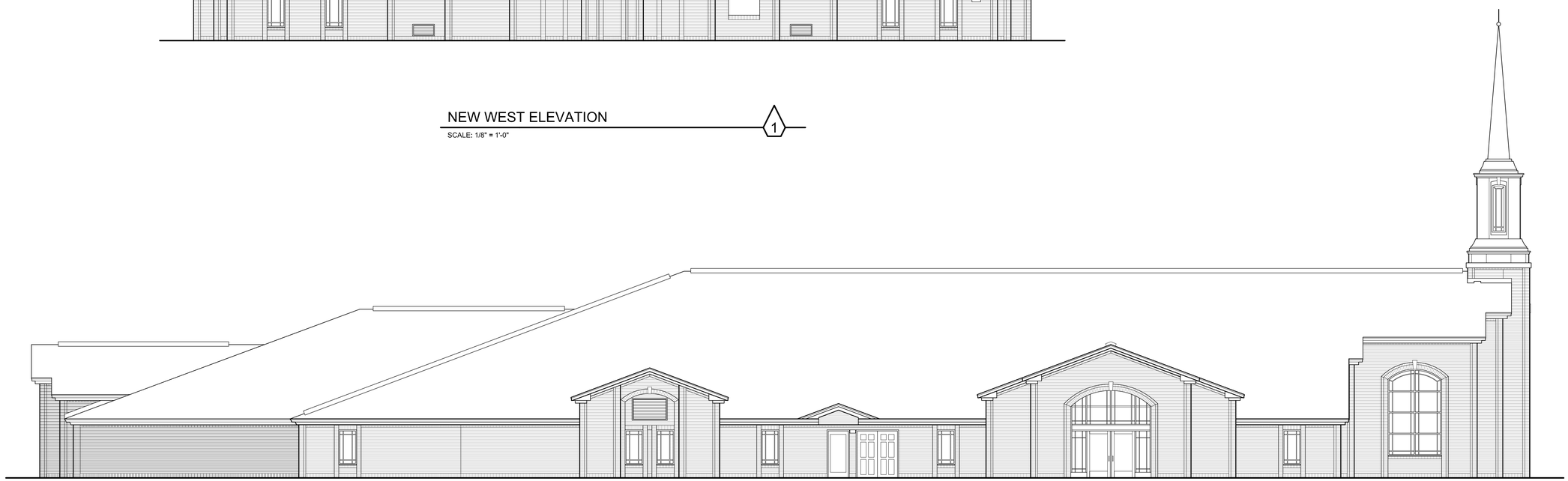
SHEET:
A121



NEW WEST ELEVATION

SCALE: 1/8" = 1'-0"

1



NEW NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2

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5322642

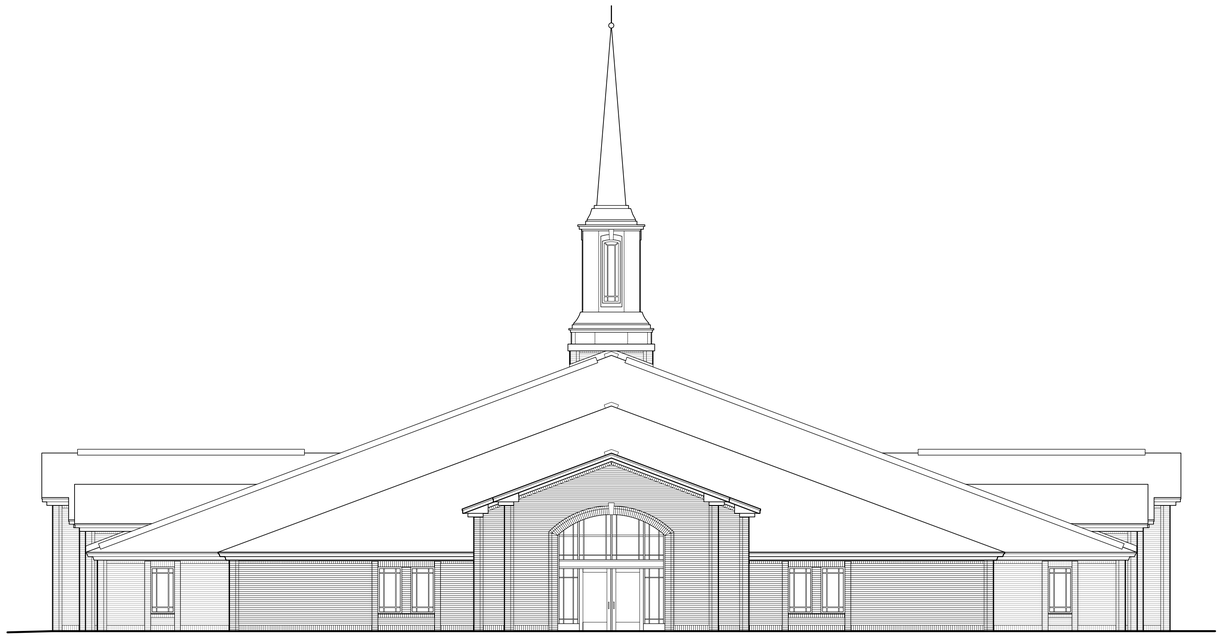
DRAWN BY:	CHECKED:
BGG	BGG

SHEET TITLE:

NEW
EXTERIOR
ELEVATIONS

SHEET:

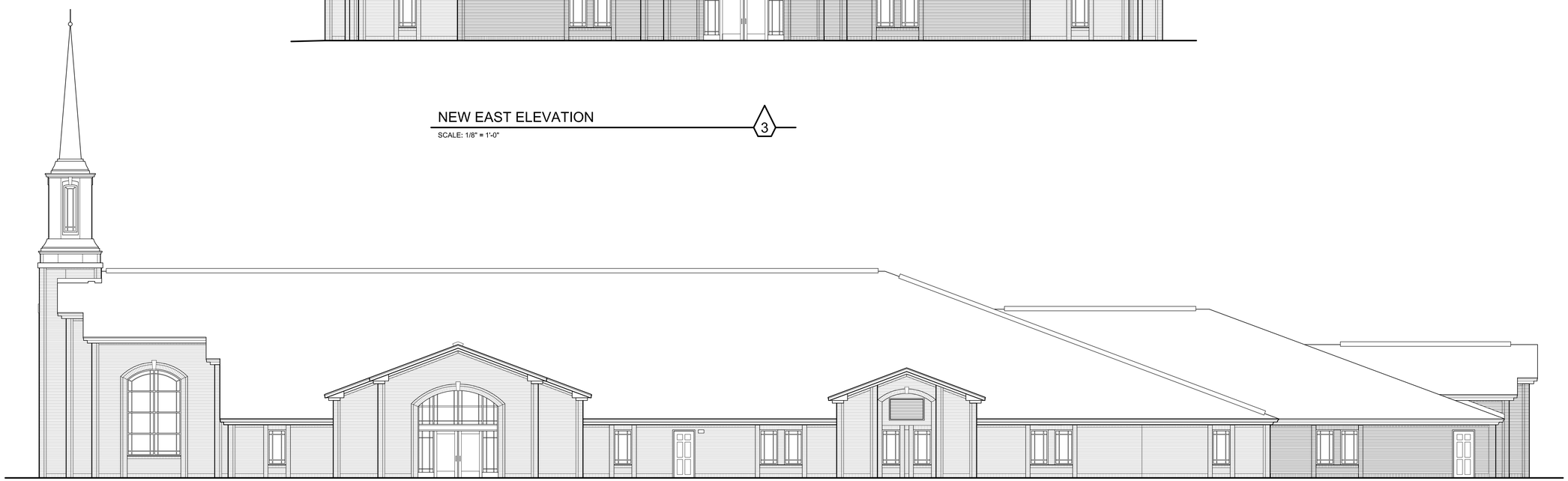
A201



NEW EAST ELEVATION

SCALE: 1/8" = 1'-0"

3



NEW SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4

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532264225010201

DATE:
19 JUN 2026

PROPERTY NUMBER:
5322642

DRAWN BY:	CHECKED:
BGG	BGG

SHEET TITLE:

NEW
EXTERIOR
ELEVATIONS

SHEET:

A202

Cynthia Benson

From: Harrisville City Websites <no-reply@harrisvillecity.gov>
Sent: Friday, June 19, 2026 8:42 PM
To: Jack Fogal; Cynthia Benson
Subject: New submission from Conditional Use Permit (Residential Zones)

Date	
	06/19/2026
Name	
	Matisyn Ritter
Phone	
	8019411962
Email	
	matisyn11@gmail.com
Applicants Address	
	270 n harrisville rd 270 n harrisville rd, ogden UT 84067 Map It
Property Owner's Name	
	Ryder Hymas
Harrisville Property Address	
	270 n harrisville rd
Present Zoning of Property	
	R-2
List any conditional uses previously granted for this property and the date they were approved	
	none known
Please describe the proposed conditional use or uses for the property	
	none known
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)	
Signed letter from the property owner (if applicable)	
	• Property-Owner-Authorization-2.pdf
Detailed location, Site, and/or Building Plan	
	• IMG_8088.jpeg

Businesses Information
Company Name
lash and glow by matisyn
Payment Information
Confirmation Email Address
matisyn11@gmail.com

Property Owner Authorization

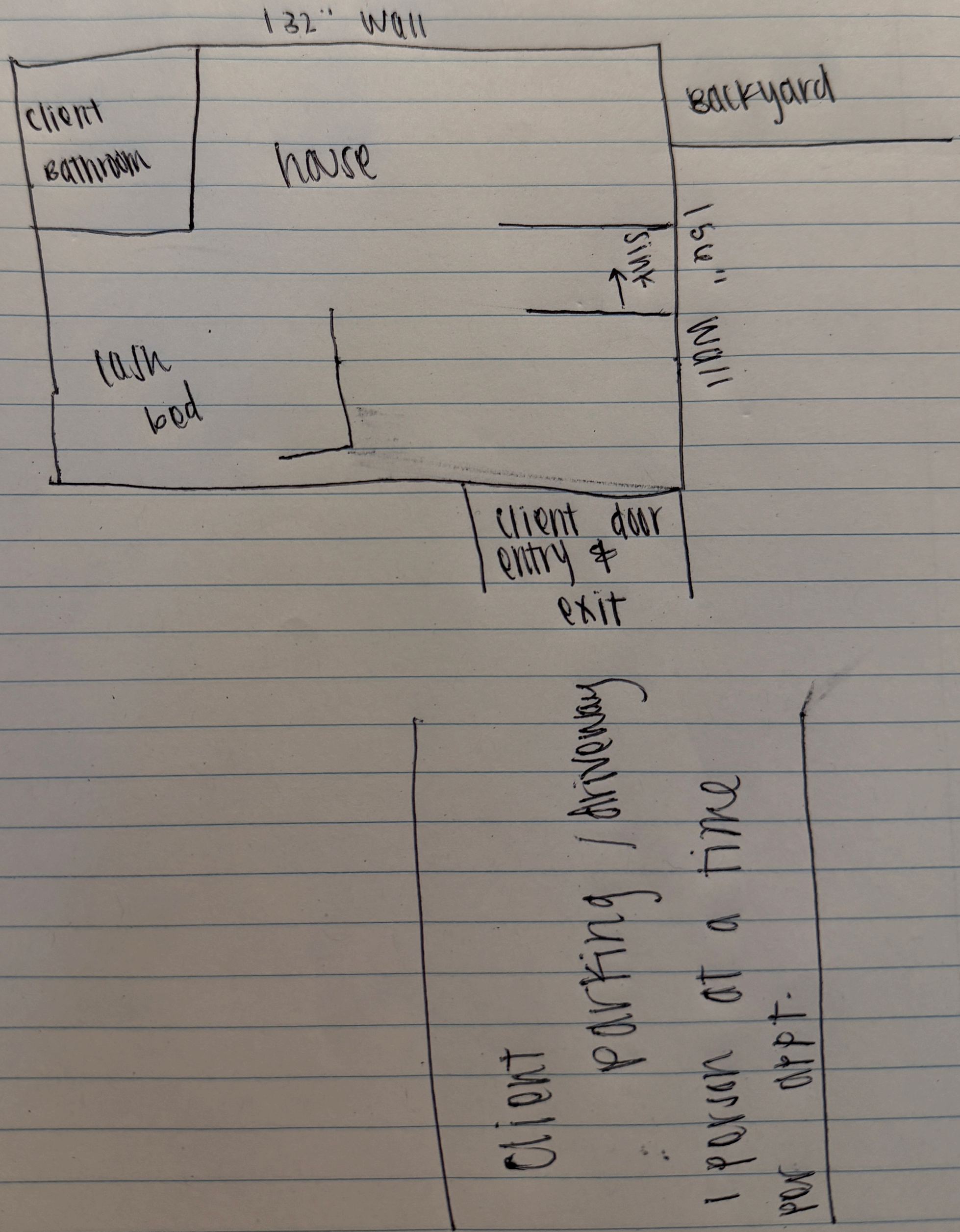
I, Ryder Hymas, am the owner of the property located at 270 N Harrisville Rd, Ogden, UT 84404. I authorize Matisyn Ritter to apply for and process a Conditional Use Permit with Harrisville City for the operation of a home-based master esthetics and lash business at this address.

Printed Name: Ryder Tye Hymas

Date: June 19, 2026

Phone Number: 801-690-5052

Property Owner Signature:

lash and glow by Matisyn

270 N. Harrisville Rd. Ste 2