



# HARRISVILLE CITY

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

MAYOR:

Michelle Tait

COUNCIL MEMBERS:

Richard S. Hendrix  
Grover Wilhelmsen  
Steve Weiss  
Blair Christensen  
Max Jackson

## CITY COUNCIL AGENDA

363 West Independence Blvd  
October 13, 2020

### TO COMPLY WITH CDC RECOMMENDATIONS ELECTRONIC PARTICIPATION IS RECOMMENDED

Join Zoom Meeting

<https://us02web.zoom.us/j/88981435565?pwd=THIXS3dibXNPZThUSmpxQi9BU3Rwdz09>

Meeting ID: 889 8143 5565

Find your local number: <https://us02web.zoom.us/u/kbvUTITT4m>

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

#### 7:00 P.M. CITY COUNCIL MEETING

Presiding: Mayor Michelle Tait  
Mayor Pro Tem: Steve Weiss

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & OPENING CEREMONY [Council Member Weiss]
3. CONSENT ITEMS
  - a. Approve the minutes of September 8, 2020 as presented.
4. BUSINESS ITEMS
  - a. Discussion/possible action to grant preliminary approval of Warren Hollow Subdivision located at approximately 217 E. Larsen Lane. [Matt Robertson]
  - b. Discussion/possible action to adopt Harrisville Ordinance 510; Mixed-Use/In-Fill Commercial Amendments. [Bill Morris]
  - c. Discussion/possible action to adopt Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended. [Dennis Moore]
  - d. Discussion/possible action to adopt Harrisville Ordinance 513; Right-Of-Way Fees. [Glen Gammell]
  - e. Discussion/possible action to approve purchase of Utility Trailer for Public Works. [Glen Gammell]
5. PUBLIC COMMENTS - (3 minute maximum)
6. MAYOR/COUNCIL FOLLOW-UP:
  - a. Notice of Intent to amend Impact Fees Facilities Plan.
  - b. ADA Update.
7. CLOSED EXECUTIVE SESSION: Utah State Code §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).
8. ADJOURN

DATE POSTED: October 8, 2020

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was posted and can be viewed at City Hall, on the City's website [www.cityofharrisville.com](http://www.cityofharrisville.com), and at the Utah Public Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law.

**MINUTES OF HARRISVILLE CITY  
CITY COUNCIL MEETING  
September 8, 2020  
363 West Independence Blvd  
Harrisville, UT 84404**

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**Present:** Mayor Michelle Tait, Council Member Rick Hendrix, Council Member Grover Wilhelmsen, Council Member Steve Weiss, Council Member Blair Christensen, Council Member Max Jackson.

**Staff:** Bill Morris, City Administrator, Parks and Recreation Director Bryan Fife.

**Visitors:** Arnold Tait, Colleen Burdess,

**7:00 P.M. CITY COUNCIL MEETING**

**1. Call to Order.**

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

**2. Opening Ceremony.**

Council Member Hendrix led the pledge of allegiance and conducted the opening ceremony.

**3. Consent Items.**

- a. Approve the minutes of August 11, 2020 as presented.

**MOTION: Council Member Weiss motioned to approve the minutes of August 11, 2020 as presented. Council Member Wilhelmsen seconded the motion. All Council Members voted aye. Motion passed.**

**4. BUSINESS ITEMS**

- a. Discussion/possible action to adopt Harrisville Ordinance 512; General Plan Map and Manufacturing Zone Amendments.

Bill Morris explained this proposal came through the Planning Commission brought this forward for approval. This originally had a larger map, but the map coming through now only has a small corner of commercial by the intersection of 89 and 750 west. Minor changes on page two, for sexually oriented businesses to conditional use, or not permitted, also the setbacks.

**MOTION: Council Member Grover Wilhelmsen motioned to adopt Harrisville Ordinance 512; General Plan Map and Manufacturing Zone Amendments. Council Member Jackson seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**b. Discussion/possible action to adopt Harrisville Resolution 20-13; Interlocal Agreement with Weber County for Survey Related Services.**

Bill Morris explained that years ago when Ernest Rowley was the Surveyor, we had an interlocal agreement where he would look at subdivisions before submission to address any errors. That expired when he left office. We are looking to redo that, which would stream line our subdivision process. For example, with Jennings subdivision 1<sup>st</sup> amendment, there were changes requested by the surveyor's office, if that had been done in advance that would have helped get through faster. Three are fees associated with that, and this resolution adopts the fee posed to the developer.

**MOTION: Council Member Weiss motioned to adopt Harrisville Resolution 20-13; Interlocal Agreement with Weber County for Survey Related Services. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes
Council Member Wilhelmsen	Yes
Council Member Hendrix	Yes

**Motion passed 5-0.**

**c. Discussion/possible action to adopt Harrisville Resolution 20-14; Contract with Mackey Smith, Tanner LLC, for facilitation of CARES Act funding.**

Mayor Tait explained this is relation to the CARES Act, we are the only city in Weber County that decided to disperse their own funds of the CARES Act. Ogden ran out of money and is now going with the County. Ogden City Council Member recommended working with Mackey to do the best thing we can with this money. In the packet, there is a contract for services, reviewed by Bill Morris. Payment can come from the CARES Act as well. If we can use this money to help our city, she proposes we do this. Council Member Wilhelmsen asked if this helps us keep in line with what we can do with this money. Mayor Tait said, this will always come back to us, he is advising us; he is getting all of the information from the Treasury Office and disseminating this. Council Member Jackson asked if he is capping his fee at \$2500. Mayor Tait confirmed and said we get at least five session with him, not to exceed \$2500. Council Member Wilhelmsen asked if this is coming out of the city money or from the CARES Act. Mayor Tait confirmed this is coming from the CARES Act, as is essentially paying for itself. Council Member Wilhelmsen applauded the city for what they are doing and helping our businesses. Mayor Tait said we have been taking these applications, and our businesses are doing well, there are not too many that say they need a lot of help. Those that need help. Jackson asked if the word is getting out. Mayor said email and personal contact with each business. Hopefully this will provide more ways to communicate with the businesses.

**MOTION: Council Member Jackson motioned to adopt Harrisville Resolution 20-14; Contract with Mackey Smith, Tanner LLC, for facilitation of CARES Act funding. Council Member Weiss seconded the motion. A Roll Call Vote was taken.**

Council Member Jackson	Yes
Council Member Christensen	Yes
Council Member Weiss	Yes

<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**d. Discussion/possible action to adopt Harrisville Resolution 20-15; Policies and Procedures Updates.**

Bill Morris explained the updated draft includes changes on A-1-1. The police chief has generally adopted Lexipol as policy and procedures for their personnel manual. This now grants authorization for this practice. Additional changes in this draft have been recommended by Camille Johnson as she reviewed our policy manual. A-2-6 previously titled "Appearance", now includes a uniform policy which includes additional policy for how this is to be used and if an employee leaves the city, and the city has expended money for uniforms, we can recoup those costs. This only applies to full time employees who are not on some type of temporary leave. Council Member Jackson asked if someone leaves six months into a fiscal year and uses half of the balance, how would that be handled. Bill Morris explained the employee can reimburse the city or return the uniform back.

Council Member Jackson said previously he would prorate this. For example, if an employee purchases something large at the beginning of the fiscal year, they would prorate the amount across the year. Bill said the police department wants uniforms back if the employee leaves within the year; if more than a year, they are allowed to keep it. Council Member Jackson pointed out often times uniforms that have been worn sit downstairs and do not get worn. Mayor Tait responded this is not the purpose. Bill Morris said this is to address issues with people who are on temporary leave trying to use uniform money for purchases. He said if Council prefers to prorate this, he has no objection to that.

Council Member Jackson explained the uniform allowance can be used to purchase anything worn on their person. If they have used uniform allowance to purchase expensive things, like guns, and knives, they should have to pay for that. If this is just clothing, and they have only stayed six months, he does not see a reason to return that. Mayor Tait said there is concern because the last few recruits have only stayed a few months and the city has taken quite a hit on this. Council Member Wilhelmsen asked for clarification on what is allowed purchases. Bill Morris outlined examples of things that can be work on the person and qualify. Council Member Wilhelmsen asked if clothing can be separated from equipment. Council Member Jackson said he can see if another police department recruits one of our officers, and they use the same color of uniform, an officer can hire on with a uniform in place. Some departments payout uniform allowance to the officer, and the officer would not have to purchase much. We would essentially be supplying other department uniforms.

Bill Morris said he does not have a specific position on this, if Council would like to make changes. Council Member Wilhelmsen said he would like to see specific equipment returned. Mayor Tait explained any issues that arise can be addressed in the future as well. Bill Morris indicated there are more changes needed in the policy manual, since it has been quite a while since this was updated. Council Member Hendrix asked if this could be revisited in six months. Bill Morris suggested reviewing this when budget season begins next year. When the uniform allowance, that would be a good time to revisit this. Council Member Jackson explained when a new officer is hired, the costs to equip the officer are used up quickly. There is a small amount to buffer the uniform budget to address this.

**MOTION: Council Member Weiss motioned to adopt Harrisville Resolution 20-15; Policies and Procedures Updates. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

- e. Discussion/possible action to adopt Harrisville Resolution 20-16; a Resolution to indicate initial intent to create Four Mile Special Service District.**

Bill Morris explained as the golf course property develops, we are looking to put this in a special service district to address some of the issues that will arise to maintain this and alleviate a tax burden for the rest of the city for this development. Taxes for the special service district will be available to address those needs. Glen Gammell explained Pineview Water District is not taking on more areas due to laws requiring metering and piping issues. The expenditure for this is great and thereby creates the need for this service district. Additional capacity is added for future drainage and flood control, and everyone else should not be expected to pay for this. Transportation and recreation are included to help carry out the needs of this area.

Bill Morris said the second "Whereas" clause should be removed and sewer services need to be added. The HOA will take care of most services with exception to city roads and the irrigation system. Secondary irrigation systems can be complicated because water meetings must be attended which are held during the day when HOA members are often working. The HOA will handle other services but they may come back to the city at some point in the future and if we have planned for that with a special service district, we will have a mechanism in place to address this. If the HOA fails, they can dissolve and the city will impose the special service tax for this district and have the ability to take over the improvements and services. The Council will be the board of directors and handle the special service district or an administrative board can be assigned which would become essentially a "Planning Commission" for the district. For now, this resolution gives the initial intent to see if this is something we want to do.

Council Member Jackson asked if this is supported conceptually. Mayor Tait confirmed this is a concept plan. Bill Morris said we have to collect property owner's signatures on a petition, hold a public hearing, all before the district can be created. Council Member Jackson asked if this provide immediate services. Bill Morris confirmed yes, we are looking at maintaining secondary water to begin with. The HOA is not being considered to handle the secondary water system, but there are other things we are considering. Council Member Weiss commented HOA's have a tendency to fail, this will cover the city without affecting all of the other residents.

Bill Morris explained if other areas in the city need these same services, they will be able to annex into the service district, keeping the costs out of the city budget, so the rest of the city is not subsidizing these areas. Council Member Wilhelmsen asked for clarification on the secondary water and assessing appropriate fees. Glen Gammell responded the secondary water systems will be installed by the developer at the developer's cost. When they are inspected and functioning properly, they will be turned over to the city for maintenance. The special service district will assess appropriate fees to all homes within the district to cover the maintenance costs that will not be higher than what is being paid to other secondary water

systems provider. The developer will build appropriate ponds, structures, pipes, and meters for the subdivision, once the city has signed off on this, the developer will turn the system over to the city at no cost. Council Member Jackson asked what Pineview's opinion is. Glen Gammell said they have a lot to address without taking over more of our city; they are having to take out loans to address their metering needs.

**MOTION: Council Member Christensen motioned to adopt Harrisville Resolution 20-16; a Resolution to indicate initial intent to create Four Mile Special Service District, as amended to include sewer. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**f. Discussion/possible action to adopt Harrisville Resolution 20-17; a Resolution to indicate initial intent to create Harrisville Cemetery Special Service District.**

Bill Morris explained the idea of creating a cemetery district has been talked about for years. This would levy taxes separate from the city to eventually purchase land for a cemetery. Once the district has been setup, a site and area for development can happen at a later time. Since we are implementing another special service district, the timing is right to do both. City boundaries would be outlined for this district. Mayor Tait said she has had people in the community express interest in creating this. We do not have a site at this time, but one could be available in the future. Public hearing requirement along with 10 percent of property owners' signatures on a petition are required as well. Staff would be looking for someone to take a petition around to collect appropriate signatures. Council Member Christensen said he has been approached by several residents asking if a cemetery will be included on the golf course. There is definitely interest in the community. Council Member Weiss said this is something the city needs.

**MOTION: Council Member Weiss motioned to adopt Harrisville Resolution 20-17; a Resolution to indicate initial intent to create Harrisville Cemetery Special Service District as amended. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**g. Fall Festival Fireworks Discussion.**

Bryan Fife said he was asked previously to reschedule the canceled fireworks, if the provider is willing to reschedule. He was able to confirm this reschedule and now needs to know what direction Council would like to take for the Fall Festival, if a trunk or treat is the best option. Restrooms will be available, just like last year. Mayor Tait asked if we have access to any portable heaters. Bryan Fife said heaters are available for rent, or we could have barrel fires. Council Member Hendrix asked if the county has heaters we could borrow. Council Member Christensen said he has seen some with the county. Council Member Weiss said he is in favor of holding a trunk or treat. Bryan Fife said the event started at 5:00 p.m. last year. Mayor Tait suggested having the fireworks at 7:00 p.m.; when it is dark. All Council Members agreed to move forward.

#### **5. Public Comments - (3 minute maximum)**

Colleen Burdess said she lives on the corner of Highway 89 and 750 West and asked with regard to the changes to the planning map earlier, she is listing her home and is wondering if she can list this as commercial.

Bill said this can be listed as potential commercial. Now they have been given permission to. Someone would have to bring in a concept plan and file a zoning map amendment application and then tear down the house to have a commercial site. Bill said she can list this as potential commercial.

#### **6. Mayor/Council Follow-Up:**

Mayor reminded Council of the virtual Utah League of Cities and Towns conference coming up in a few weeks, the deadline is approaching. Please contact Jennie Knight if they would like to attend.

**7. CLOSED EXECUTIVE SESSION:** Utah State Code §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

**MOTION: Council Member Jackson motioned to close the public meeting and enter into a Closed Executive Session. Council Member Hendrix seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

Mayor and Council convened into a Closed Executive Session.

**MOTION: Council Member Weiss motioned to close the Closed Executive Session and reopen the public meeting. Council Member Wilhelmsen seconded the motion. A Roll Call Vote was taken.**

<b>Council Member Jackson</b>	<b>Yes</b>
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<b>Council Member Christensen</b>	<b>Yes</b>
<b>Council Member Weiss</b>	<b>Yes</b>
<b>Council Member Wilhelmsen</b>	<b>Yes</b>
<b>Council Member Hendrix</b>	<b>Yes</b>

**Motion passed 5-0.**

**8. Adjourn**

Mayor Tait declared the meeting adjourned at 8:45pm.

**ATTEST :**

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**MICHELLE TAIT**  
Mayor

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**JENNIE KNIGHT**

Approved this 13th day of October, 2020

# MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Mayor and City Council  
FROM: Matthew L. Robertson, P.E.  
City Engineer  
RE: **WARREN HOLLOW**  
**SUBDIVISION Preliminary Plat**  
**Submittal**  
Date: October 8, 2020

Our office has completed a review of the preliminary plat and improvement plans for the Warren Hollow Subdivision located at approximately 217 E Larsen Lane. We have gone through several plan reviews with the Developer and their Engineer to address items unique to this property. We recommend preliminary approval of the plat and improvement drawings at this time subject to the following items being completely addressed prior to final approval:

## **PRELIMINARY PLAT**

1. A plat amendment to the Jennings Subdivision has recently been recorded which includes changes to the property line between Robert Jennings and Greg Montgomery. Verify that the most recent property information is used when showing adjacent properties.
2. A temporary turnaround outside of the subdivision boundary is shown on the proposed 760 North street. Obtain and record an easement for this turnaround from the property owner.
3. Show the centerline of Larsen Ln with bearings and distances and offsets to the subdivision.
4. The Satterthwaite parcel is being subdivided as part of the development and a portion of the parcel will be outside of the subdivision and still owned by the Satterthwaites. Identify this as a "remainder parcel".
5. Include all property owners and signature lines on the Owner's Dedication.
6. Include dedication of "Parcel A" to the City in the Owner's Dedication.
7. Send the plat to the Weber County Surveyor's office and obtain approval of the plat. Coordinate location of the new survey monuments with the County Surveyor.
8. Include a 10' utility easement on both side-yards of Lots 15 and 16 for the sanitary sewer line.
9. Include new lot addresses on the plat as provided by our office.
10. Show the radius of curve C23 on the plat as it is missing. It appears that curves C23 and C22 exceed the minimum recommendation in the AASHTO Design Manual (Table 3-13b) for a 25-mph road. Adjust the alignment and radius of these curves to be closer to this recommendation.

## **SITE PLAN/ROADWAY**

11. In discussions with the Developer and Public Works, we are allowing the development to use the 60' R.O.W. Minor Street Section which provides for a narrower asphalt roadway and a wider grass park-strip with trees. Show the street section in greater detail on the plan set with the information on approved trees from the City Standards.
12. Show the location of the trees in the park-strip on the site plan.
13. Show location of street lights and street signs on the site plan.

## **CULINARY WATER**

14. Obtain final approval of the plans and culinary water system by Bona Vista Water.
15. Obtain approval for the location of fire hydrants from Bona Vista and North View Fire.

### **SANITARY SEWER**

16. The plans show the sewer line flowing to 700 North through Jennings Lane. This lane is private, and a utility easement from the property owners for installation of the sewer line has been recorded.

### **SECONDARY WATER**

17. We have had multiple discussions with the Developer concerning the secondary water system for the development. Pine View Water will not serve the subdivision because it is located outside of their boundary which means they are required to install their own system to serve the development. The City is working on adopting Secondary Water Standards and plans to take over the secondary water system as a City utility. The developer will build the irrigation pond, pump station, and distribution system required for the development and the City will then take over ownership once complete.
18. Our office is working with the Developer and their Engineer on the design of the secondary water system to ensure that it is sized properly and will function properly. A complete, approved design of the system will be required prior to final approval of the subdivision.

### **STORM DRAIN**

19. The development necessitates the re-alignment of an existing 30" storm drain line which crosses the property. The Developer will be required to perform a video inspection of the storm drain that is to be abandoned to ensure that there are no connections to the pipe that need to be tied back in to the new, relocated line.
20. The gravity irrigation line is to be kept separate from the storm drain collection system. The irrigation pond will also serve as a storm water detention and will be sized to handle the required detention volume. The allowable storm water discharge from the site will pass through the storm drain while any runoff above the allowable discharge will back up into the pond and be slowly released.

### **GENERAL**

21. A geotechnical study must be prepared for the site and submitted for review. This is necessary to identify any groundwater, soils, or geologic concerns. A guide for the geotechnical report requirements has been sent to the Developer.
22. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.

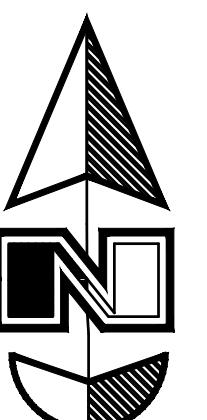
Please let me know if you have any questions.

# Warren Hollow on Larsen Lane

A part of the Northeast Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey  
Harrisville City, Weber County, Utah  
August 2020



VICINITY MAP  
(Not to Scale)



Scale: 1" = 40'  
Graphic Scale

## HARRISVILLE CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the City Council of Harrisville City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Title \_\_\_\_\_

Attest \_\_\_\_\_

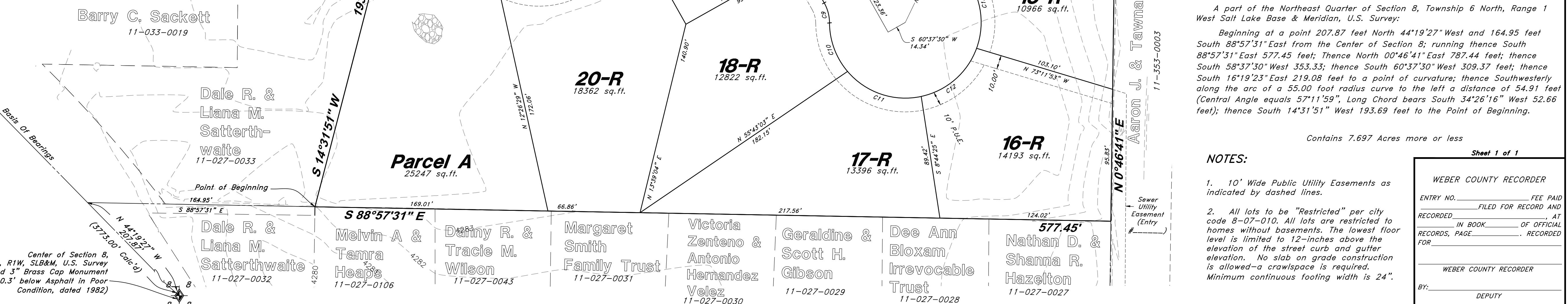
Chair, Harrisville City Council

Property Line Curve Data				
Curve #	Delta	Radius	Length	Chord Direction
C1	25°16'52"	79.81'	35.22'	S 16°43'57" E
C2	20°59'29"	142.67'	52.27'	S 14°44'25" E
C3	85°42'37"	10.00'	14.96'	S 17°15'15" W
C4	48°21'46"	55.99'	46.92'	S 36°34'34" W
C5	68°54'45"	55.99'	66.86'	S 22°03'41" E
C6	137°04'12"	55.59'	132.98'	N 54°56'50" E
C7	65°19'24"	15.00'	17.10'	N 27°49'54" E
C8	90°00'00"	10.00'	15.71'	S 74°22'30" E
C9	29°00'22"	30.00'	15.19'	S 14°52'20" E
C10	39°58'29"	55.00'	38.37'	S 20°21'23" E
C11	61°44'00"	55.00'	59.26'	S 71°12'37" E
C12	57°56'43"	55.00'	55.62'	N 48°57'01" E
C13	61°33'00"	55.00'	59.08'	N 10°47'50" W
C14	45°18'35"	55.00'	43.49'	N 64°13'38" W
C15	57°30'25"	30.00'	30.11'	N 58°07'43" W
C16	90°00'00"	10.00'	15.71'	N 15°37'30" E
C17	98°53'33"	10.00'	17.26'	N 70°09'20" W
C18	16°25'53"	82.60'	23.69'	N 12°29'40" W
C19	25°14'30"	139.81'	61.59'	N 16°45'11" W
C20	22°10'36"	112.60'	43.58'	S 15°20'42" E
C21	22°10'36"	112.60'	43.58'	S 15°20'42" E
C22	22°10'36"	112.60'	43.58'	S 15°20'42" E

Northwest Corner of Section 8,  
T6N, R1W, SLB&M, U.S. Survey,  
in Concrete Column 6" above Ground  
in Good Condition, Dated 1963

## Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Dedicated Roadways
- Existing Building
- Easement
- Property Boundary
- Lot Line
- Point of Beginning
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



Greg S. & Cindy J. Montgomery  
11-027-0100

## SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that Warren Hollow on Larsen Lane in Harrisville City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Andy Hubbard

Robert Elmoh Jennings ETAL

11-027-0025

## OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Warren Hollow on Larsen Lane and hereby dedicate to Harrisville City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Harrisville City,

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

State of Utah } ss  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this day of \_\_\_\_\_, 2020 by \_\_\_\_\_.

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name: \_\_\_\_\_

## ACKNOWLEDGMENT

A Notary Public commissioned in Utah

Print Name: \_\_\_\_\_

Contains 7.697 Acres more or less

Sheet 1 of 1

## WEBCOUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_ RECORDED  
FOR \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY

WEBCOUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

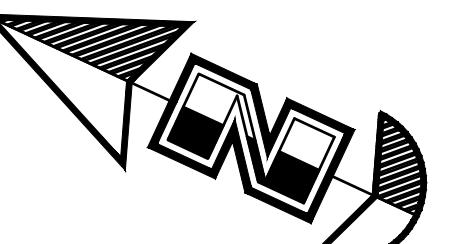
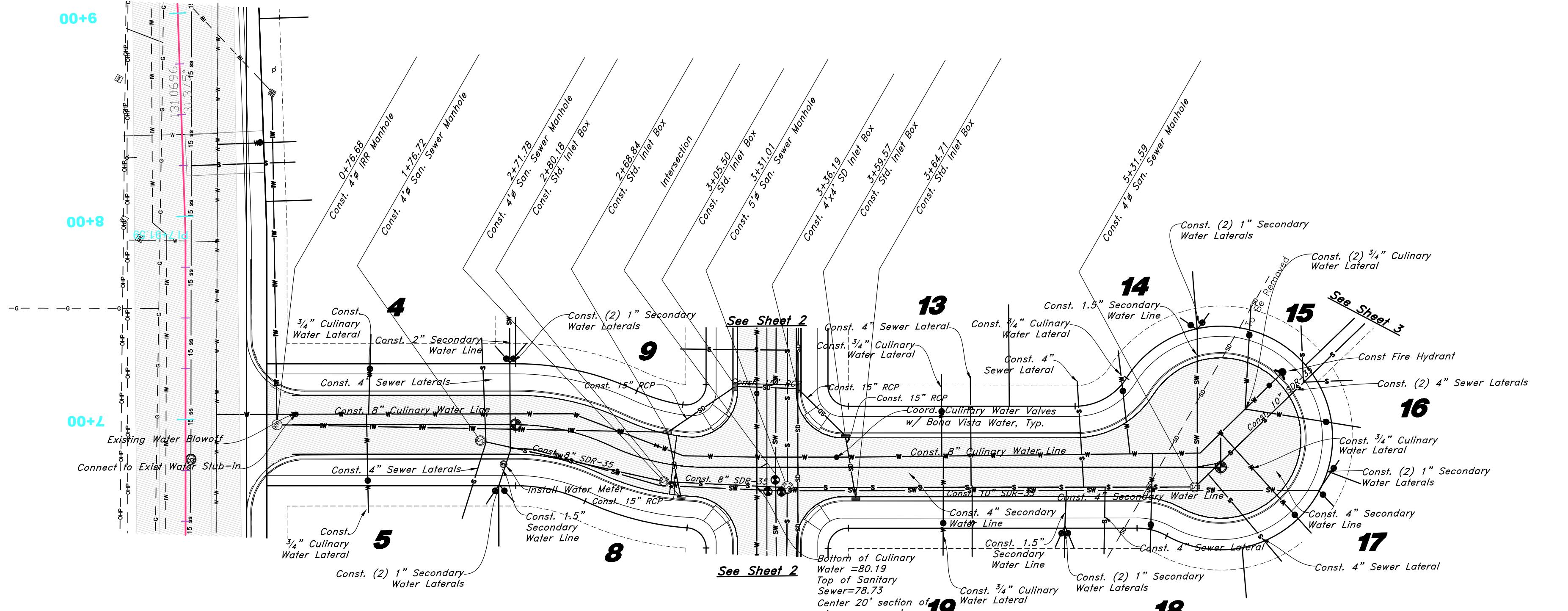
NOTES:

- 10' Wide Public Utility Easements as indicated by dashed lines.
- All lots to be "Restricted" per city code 8-07-010. All lots are restricted to homes without basements. The lowest floor level is limited to 12-inches above the elevation of the street curb and gutter elevation. No slab on grade construction is allowed—a crawlspace is required. Minimum continuous footing width is 24".

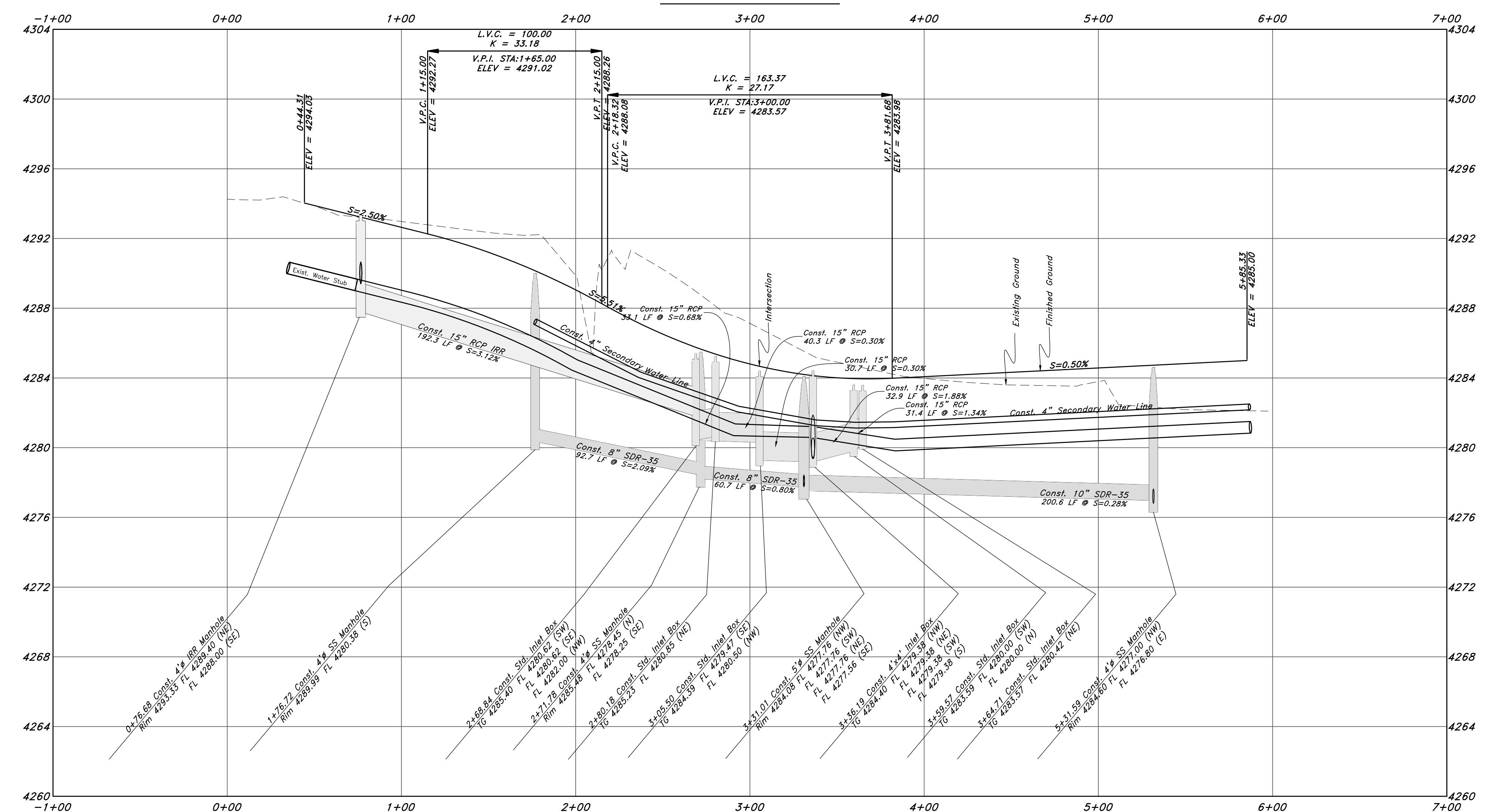


## Legend

(Note: All Items may not appear on drawing)



Scale:  
 $1'' = 40'$  Horiz.  
 $1'' = 8'$  Vertical



# NOT FOR CONSTRUCTION

# THE GREAT BASIN

## *Plan and Profile*

# **Warren Hollow Subdivision**

AUG 13 2020

SHEET NO

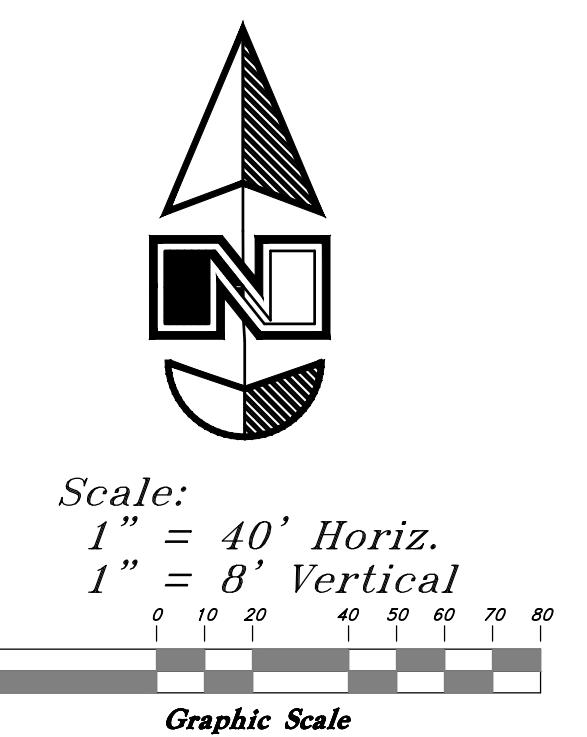
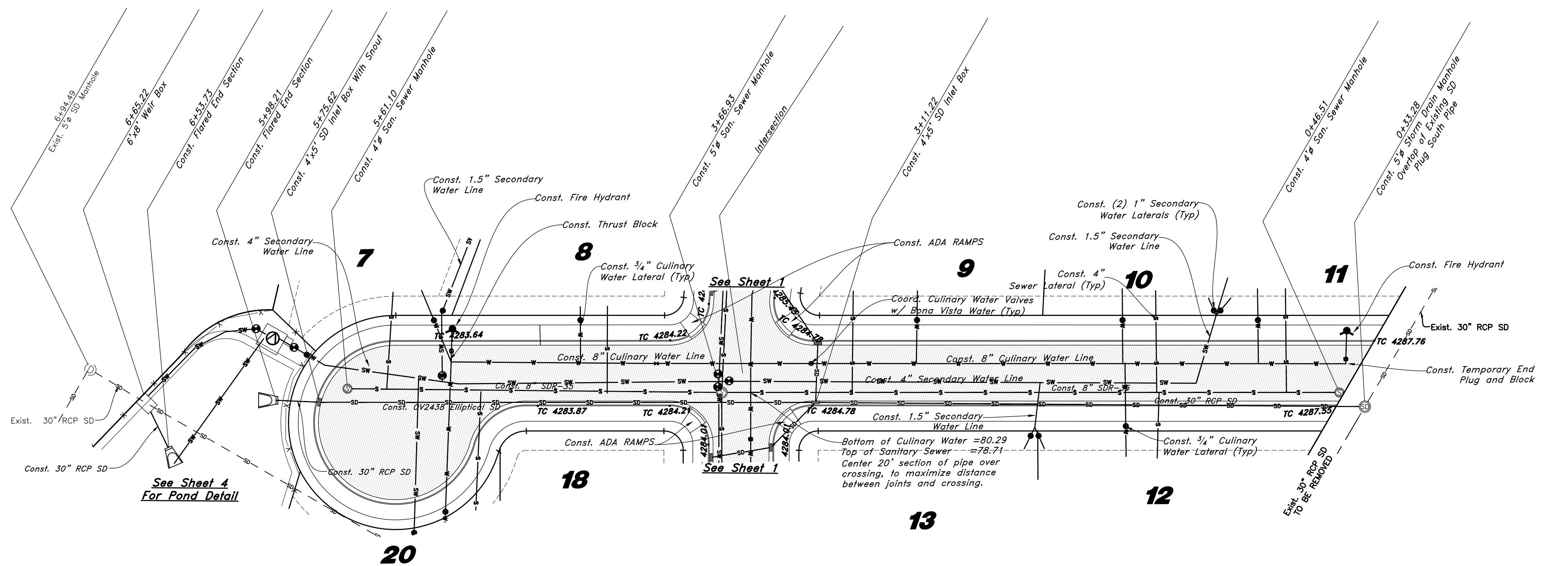
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**20N705**

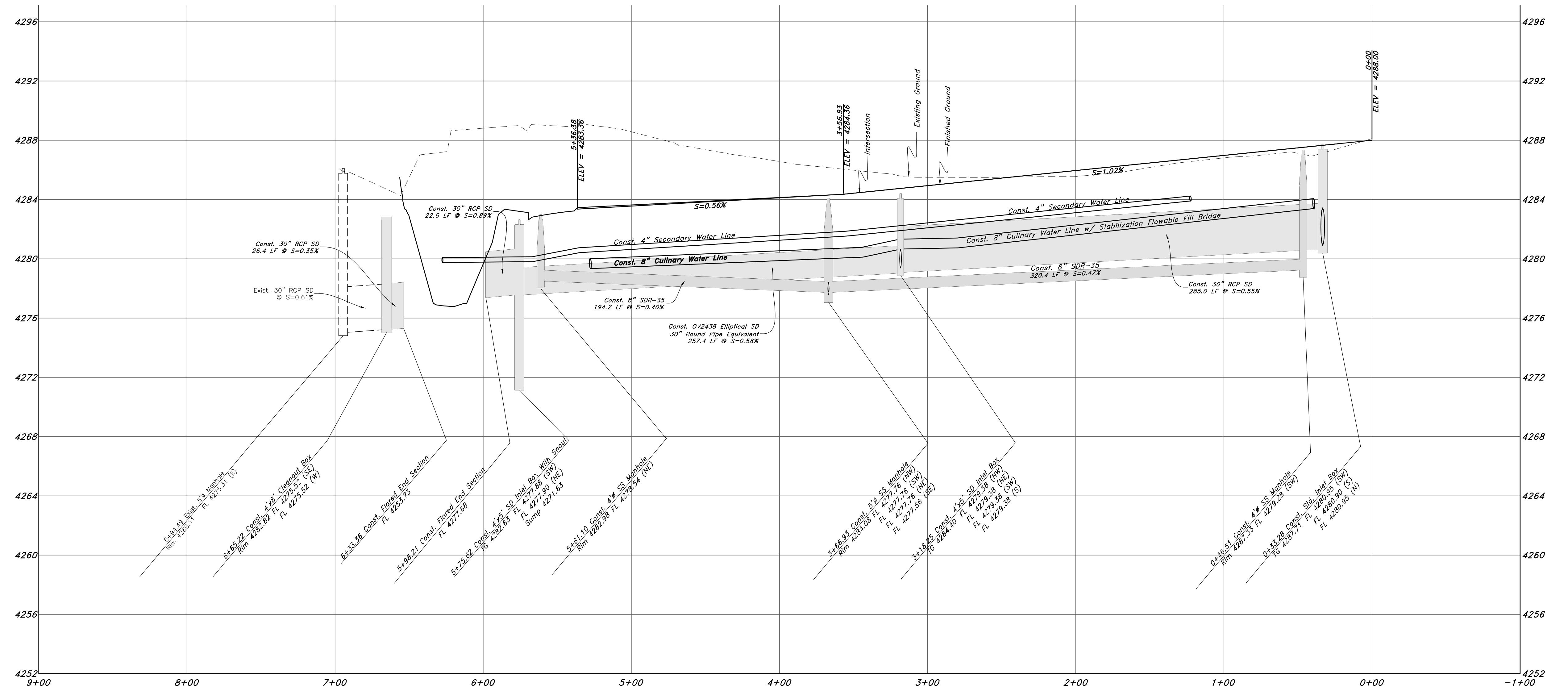
## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole  
Water Manhole  
Storm Drain Manhole  
  
Electrical Manhole  
Catch Basins  
Exist. Fire Hydrant  
Fire Hydrant  
Exist. Water Valve  
Water Valve (Secondary)  
Water Valve (Culinary)  
Sanitary Sewer  
Culinary Water  
Gas Line  
Irrigation Line  
Storm Driv.  
Telephone Line  
Secondary Waterline  
Power Pole  
Fire Line  
Land Drain  
Pressure Sewer  
Power pole  
Power pole w/guy  
Light Pole  
Fence  
Flowline of ditch  
Overhead Power line  
Corrugated Metal Pipe  
Concrete Pipe  
Reinforced Concrete Pipe  
Ductile Iron  
Polyvinyl Chloride  
Top of Asphalt  
Edge of Asphalt  
Concrete  
Flowline  
Finish Floor  
Top of Curb  
Top of Wall  
Top of Walk  
Top of Concrete  
Notch  
Finish Contour  
Exist. Contour  
Finish Grade  
Exist. Grade  
Ridge Line  
Direction of Flow  
Existing Asphalt  
  
New Asphalt  
Heavy Duty Asphalt  
Concrete  
Open Face Curb & Gutter



## 760 North Street



## Warren Hollow Subdivision

Plan and Profile



**GREAT BASIN**  
**ENGINEERING**

5746 SOUTH 1475 EAST GOLDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)394-4444  
W.W. GREAT BASIN ENGINEERING, G.C. M.

Approx: 200 East Larsen Lane  
Harrisville City, Weber County, Utah  
A part of Section 8, 1/6N, RTW, SLSBM, U.S. Survey

NOT FOR CONSTRUCTION

AUG 13, 2020

SHEET NO.

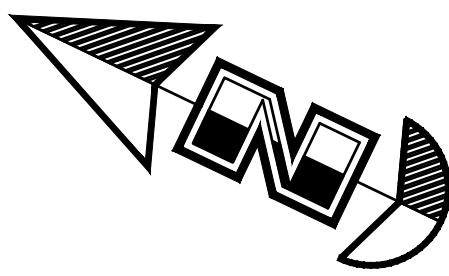
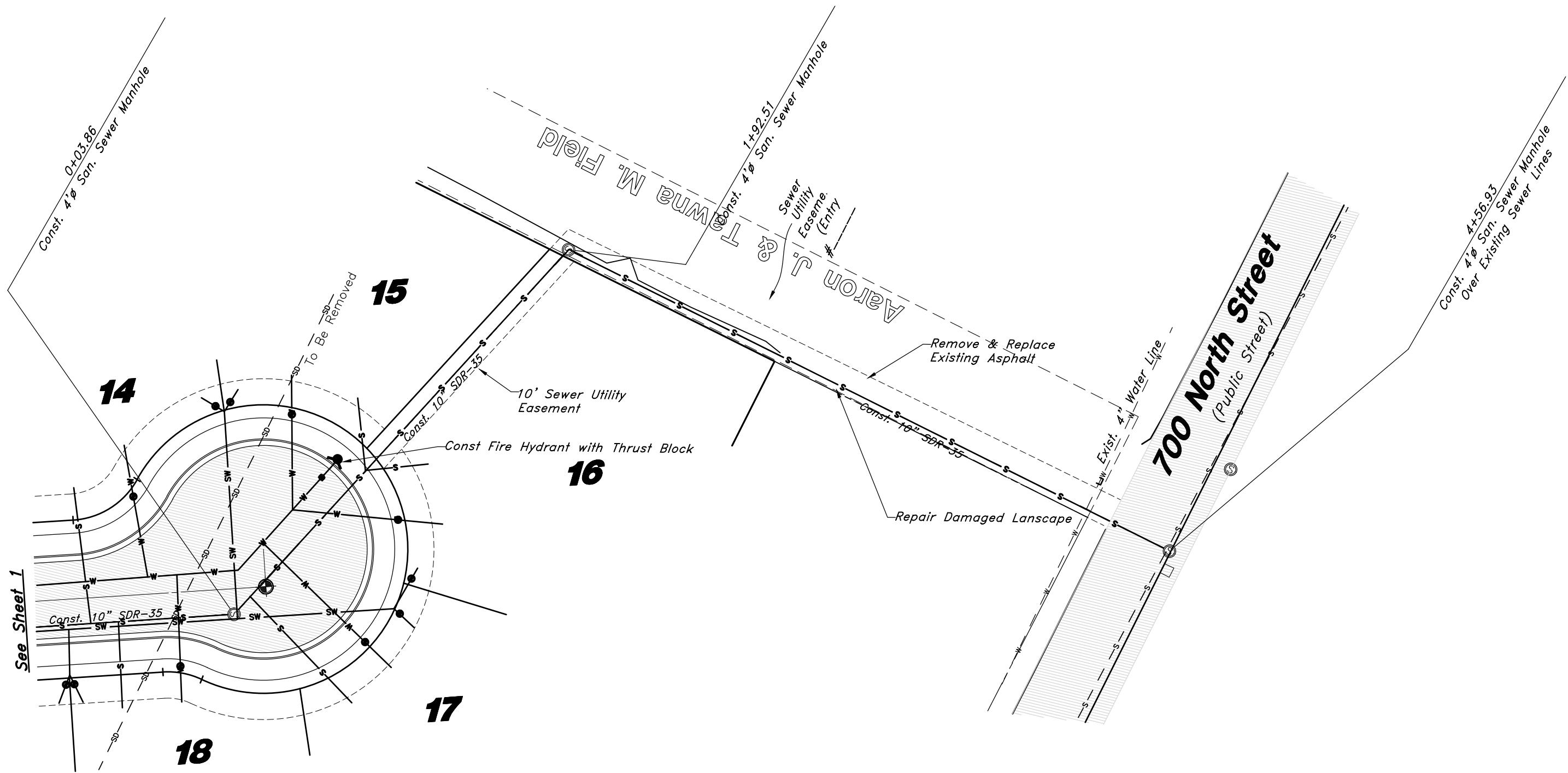
2

20N705

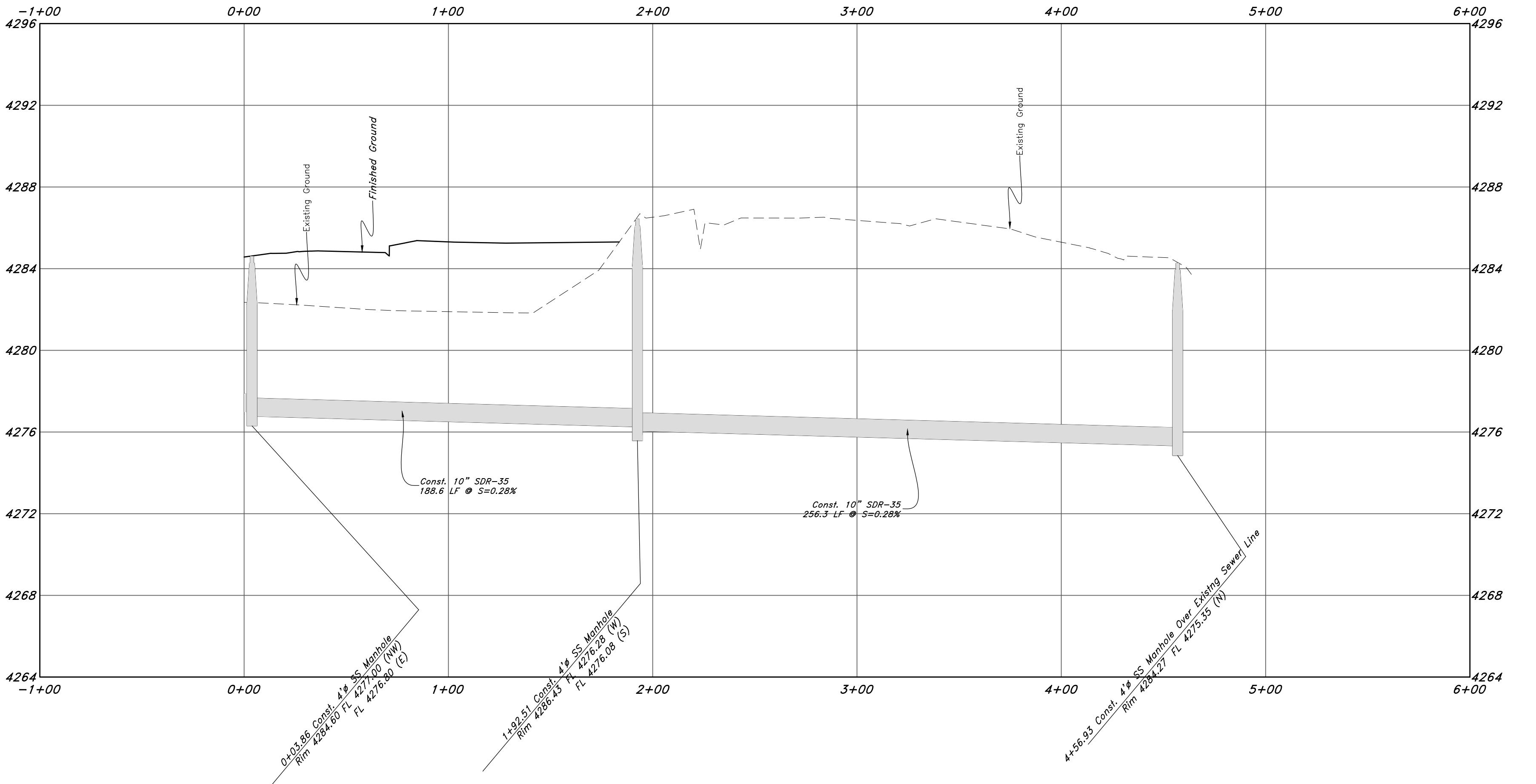
## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve (Secondary)
Water Valve (Culinary)
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Levee Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Pressure Sewer
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power Line
Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flow
Finish Floor
Top of Curb
Top of Wall
Top of Concrete
Natural Ground
Finish Colour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Concrete
Open Face Curb & Gutter



Scale:  
1" = 40' Horiz.  
1" = 8' Vertical  
Graphic Scale



## Plan and Profile



## GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST GOLDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WW W. GREAT BASIN ENGINEERING CO. M

## Warren Hollow Subdivision

Approx: 200 East Larsen Lane  
Harrisville City, Weber County, Utah  
A part of Section 8, 16N, R1W, S16W, U.S. Survey

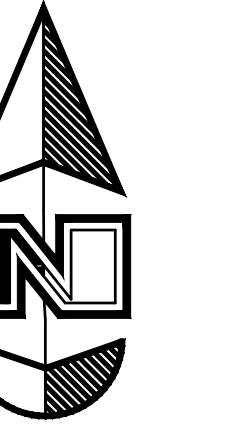
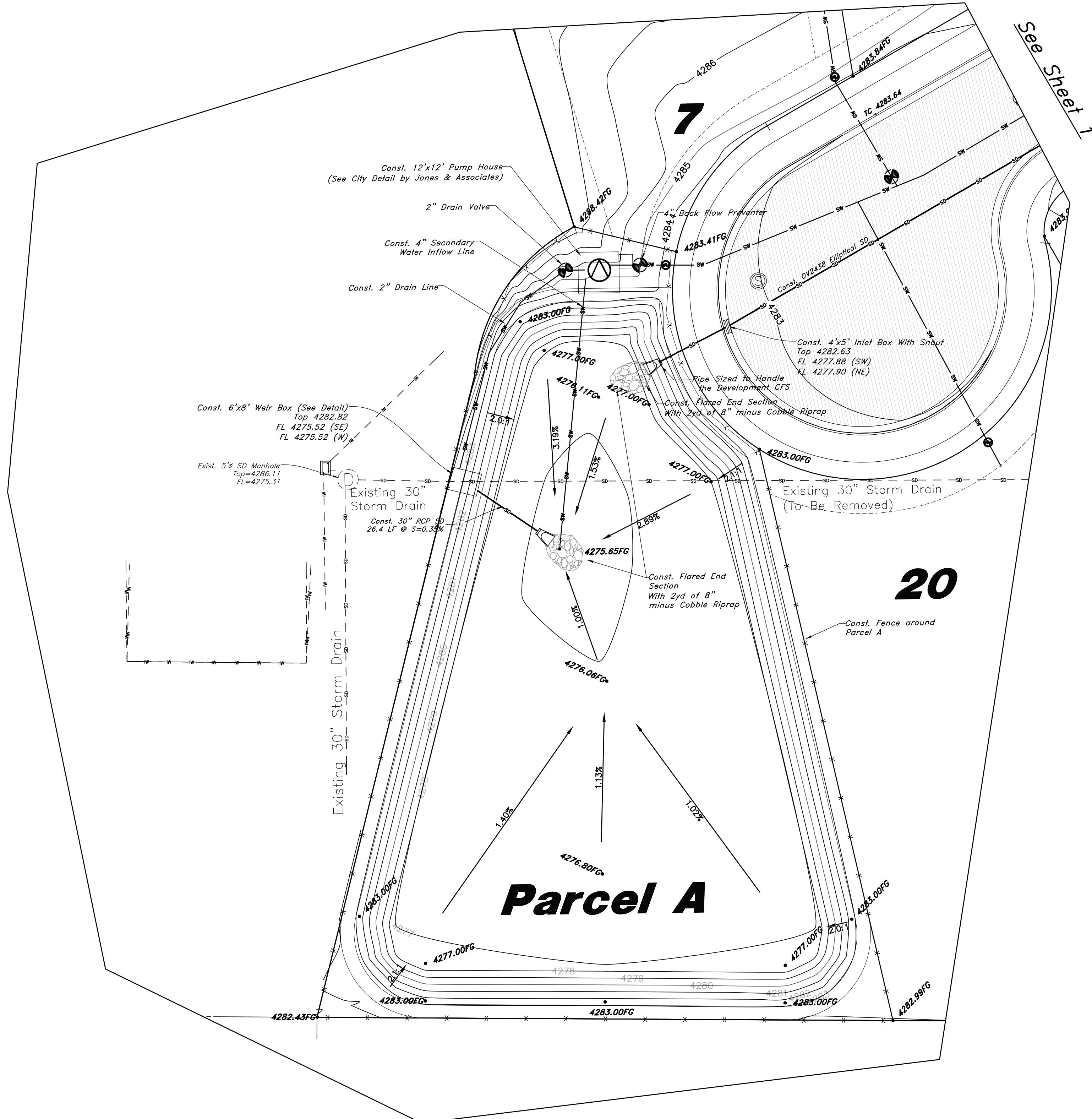
AUG 13, 2020

SHEET NO.

3

20N705

NOT FOR CONSTRUCTION



Graphic Scale

Scale: 1" = 20'

# IRRIGATION / DETENTION POND

*Rim Elevation 83.00  
Top of Detention 80.97  
Top of Irrigation 80.35  
FL Pond 75.65*

Volume Detention Required: 12,699 cf  
Volume Detention Provided: 12,744 cf

Volume Irrigation Required: 62,460 cf  
Volume Irrigation Provided: 62,532 cf

*Pond to be Clay Lined and covered in 6"minus cobble and weed barrier.*

*Riprap Below Flared End Section to be 2yd 8" minus cobble each.*

*Pond area to be enclosed with a 6' chain link fence.*

THE JOURNAL OF CLIMATE

THE JOURNAL OF CLIMATE

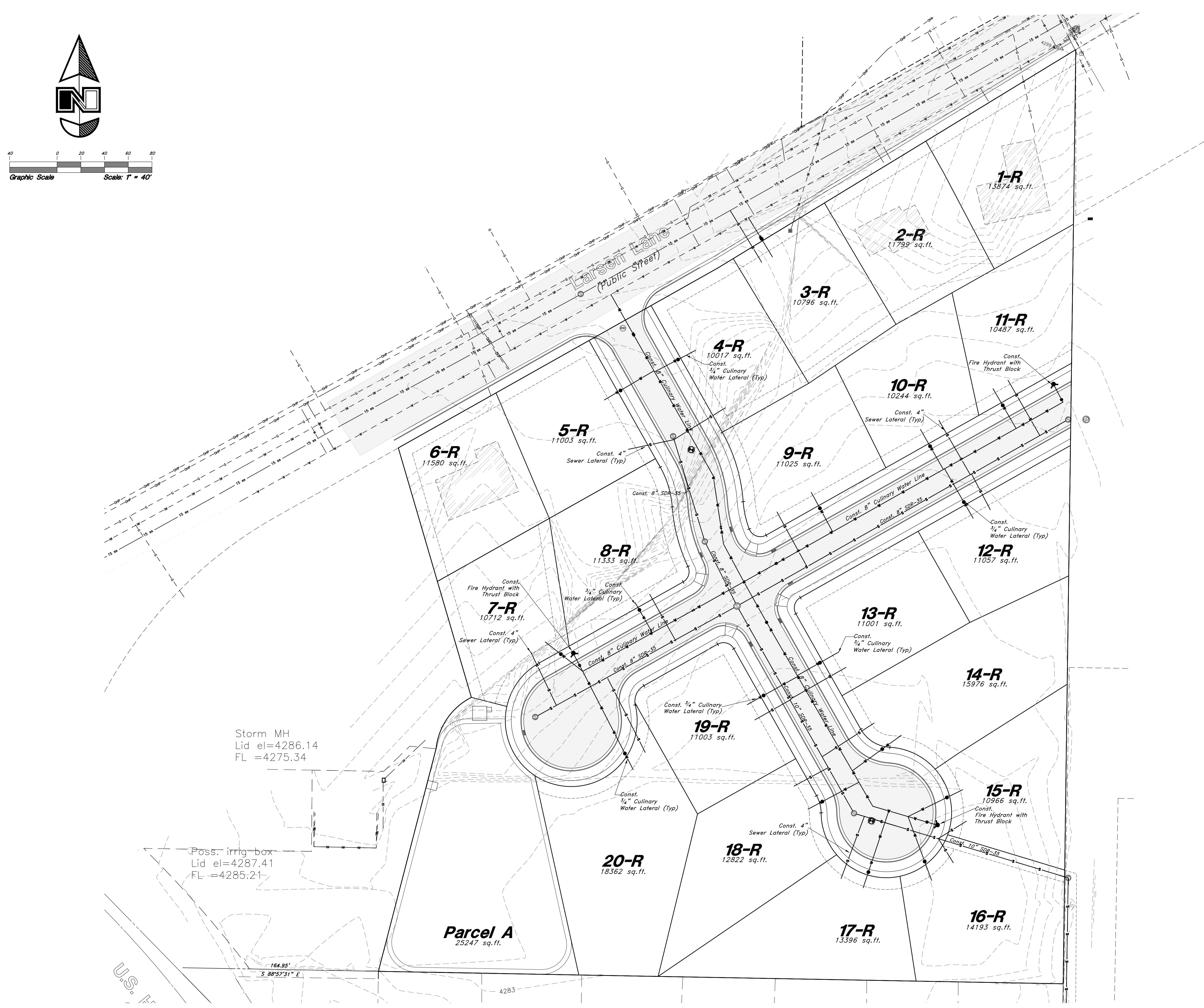
1

1

# Irrigation / Detention Pond

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**AUG 13, 2020**



## Legend

Note: All Items may not appear on drawing)

San. Sewer Manhole	(S)
Water Manhole	(W)
Storm Drain Manhole	(SD)
Electrical Manhole	(E)
Batch Basins	
exist. Fire Hydrant	
Fire Hydrant	
exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
and Drain	LD
Pressure Sewer	E1
Power pole	
Power pole w/guy	
Right Pole	
Enclosure	
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
DUCTILE IRON	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	JW
Top of Concrete	TCN
Natural Ground	NG
Finish Contour	— 90 —
exist. Contour	— 90 --
Finish Grade	<b>95.33TA</b>
exist. Grade	95.72TA
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Open Face	
Curb & Gutter	

# **GREAT BASIN** *Culinary Water & Sanitary Sewer Plan*

A circular logo divided into four quadrants by a thick black line. The top-right quadrant contains a large, bold, white letter 'B'. The bottom-left quadrant contains a large, bold, white letter 'G'. The other two quadrants are white.

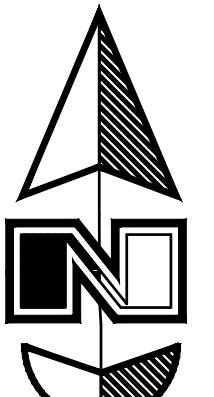
# *Culinary Water & Sanitary Sewer Plan*

*Approx: 200 East Larsen Lane*

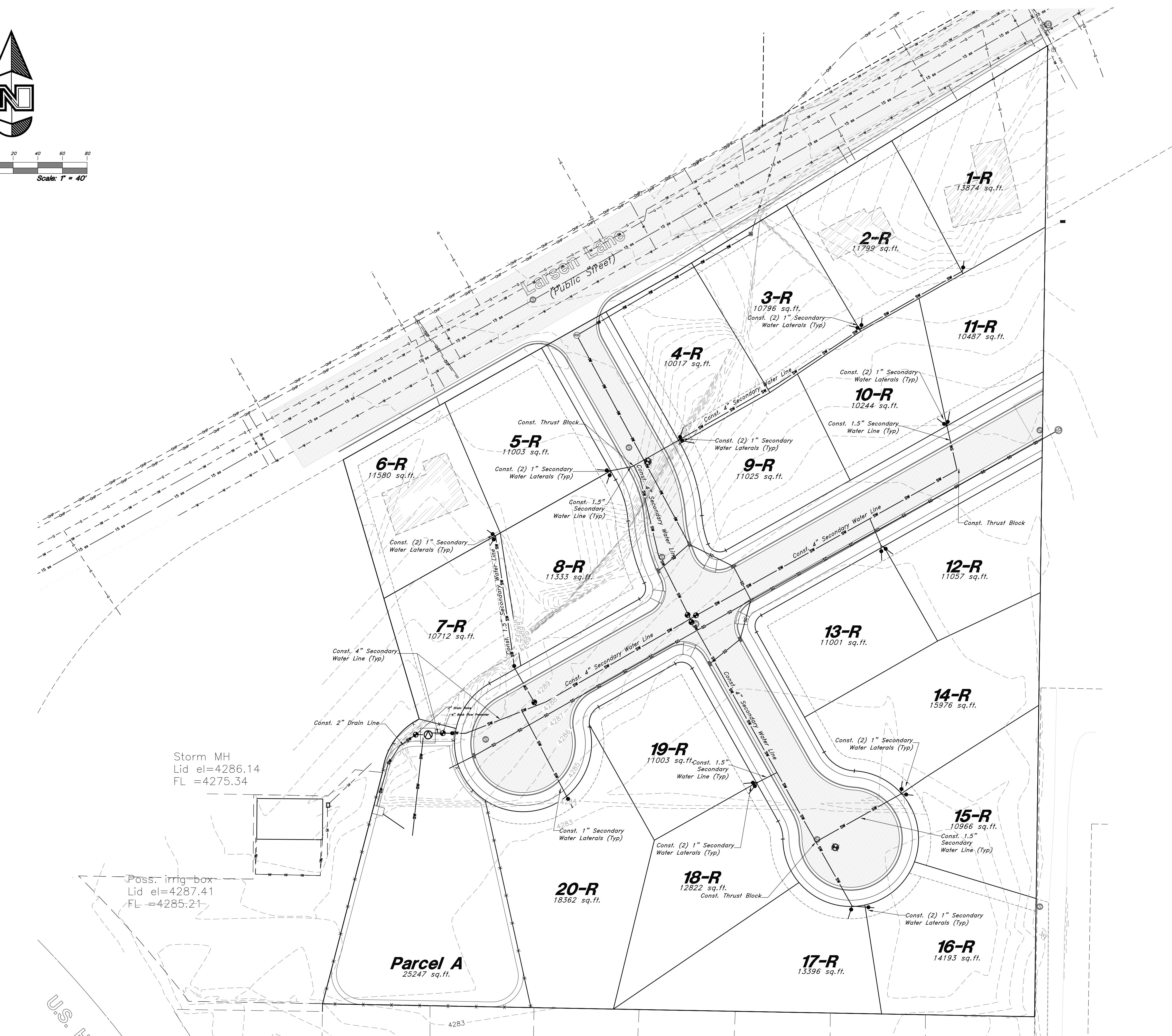
5

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Graphic Scale  
Scaler: 1' = 40'

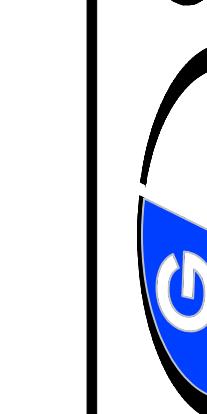


### Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Existing Valve
Water Valve
Sanitary Sewer
Culvert
Irrigation Line
Storm Drain
Tapping Line
Secondary Waterline
Power Line
FPN
Land Drain
Pressure Sewer
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line
Reinforced Concrete Pipe
Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
FPN
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Contour
Existing Contour
Finish Grade
Existing Grade
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Concrete
Open Face Curb & Gutter

### GREAT BASIN ENGINEERING



Secondary Water Plan

Warren Hollow Subdivision

5746 SOUTH 1475 EAST OGDEN, UTAH 84403

MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544

W.W. GREAT BASIN ENGINEERING CO. M.

APPROX: 200 East Larsen Lane

Haileyville City, Weber County, Utah

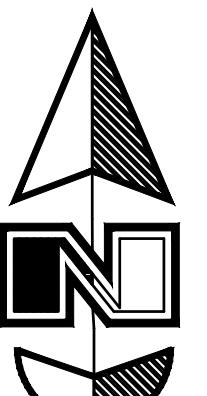
A part of Section 8, 16N, R1W, S16W, U.S. Survey

AUG 13, 2020

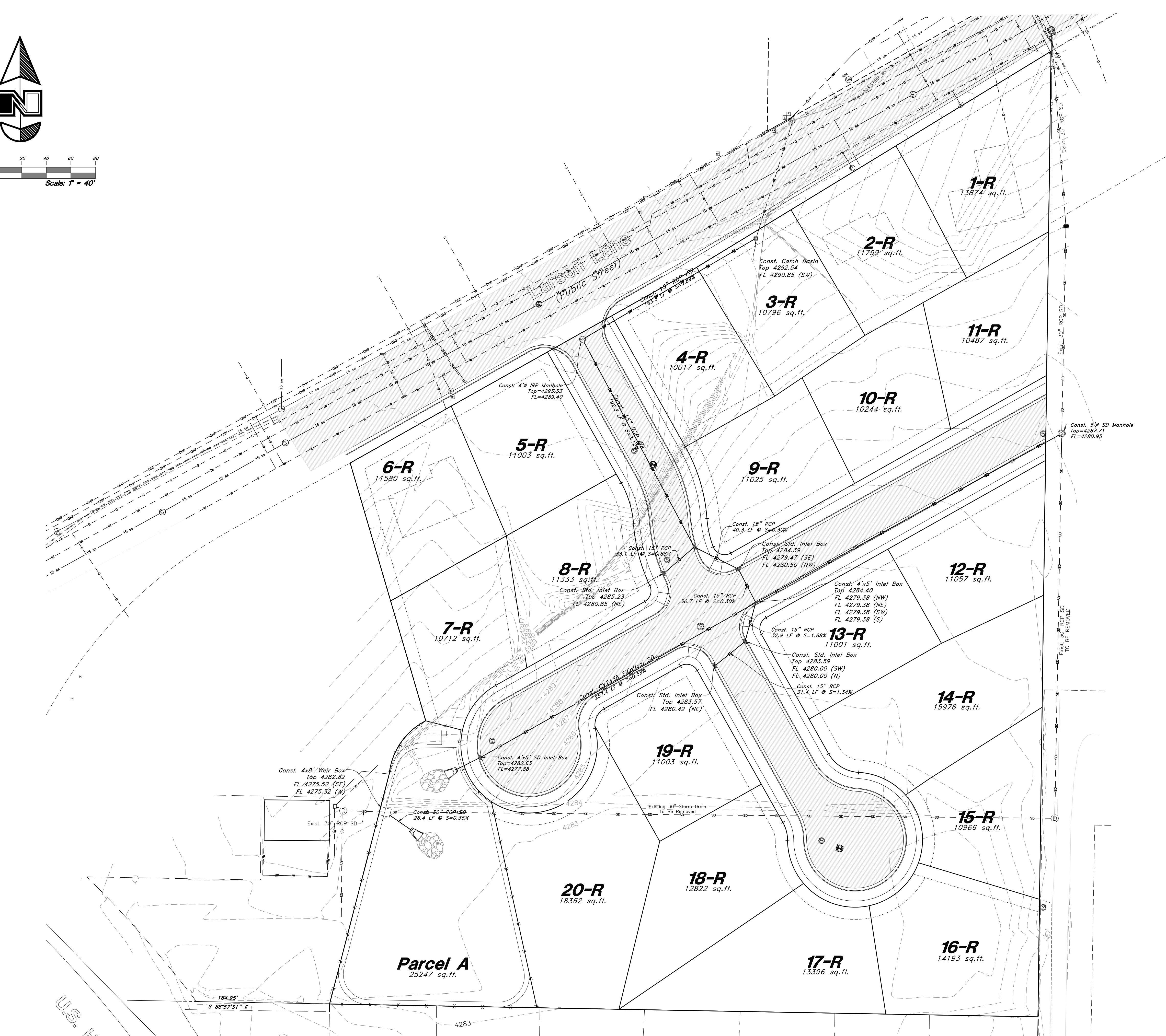
SHEET NO.

6

20N705



Graphic Scale  
Scale: 1' = 40'



## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	□
Water Manhole	○
Storm Drain Manhole	△
Electrical Manhole	◊
Catch Basins	□
Exist. Fire Hydrant	◊
Fire Hydrant	□
Exist. Water Valve	○
Water Valve	□
Sanitary Sewer	—
Culinary Water	—
Irrigation Line	—
Storm Drain	—
Telephone Line	—
Gas Line	—
Power Line	—
Fire Line	—
Light Line	—
Flowline of ditch	—
Overhead Power Line	—
Corrugated Metal Pipe	—
Reinforced Concrete Pipe	—
Ductile Iron	—
Polyvinyl Chloride	—
Top of Asphalt	—
Edge of Asphalt	—
Centerline	—
Flowline	—
Finish Floor	—
Line of Curb	—
Top of Wall	—
Top of Walk	—
Natural Ground	—
Finish Contour	—
Exist. Contour	—
Finish Grade	—
Exist. Grade	—
Ridge Line	—
Direction of Flow	—
Existing Asphalt	—
New Asphalt	—
Heavy Duty Asphalt	—
Concrete	—
Open Face Curb & Gutter	—

**GREAT BASIN ENGINEERING**  
G B

Storm Drain and Irrigation Plan

Warren Hollow Subdivision

Approx: 200 East Larsen Lane, Harrisville City, Weber County, Utah

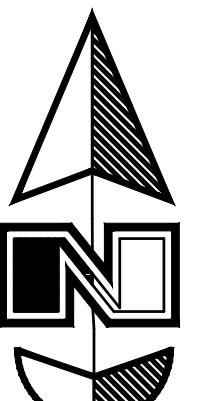
A part of Section 8, 16N, R1W, SLCM, U.S. Survey

AUG 13, 2020

SHEET NO.

7

20N705



Graphic Scale  
Scale: 1" = 40'

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\*W3082304\*

**GREAT BASIN**  
ENGINEERING

EH 3082304 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
03-SEP-20 329 PM FEE \$40.00 DEP DC  
REC FOR: AARON J. FIELD

7/23/2020

**Warren Hollow on Larsen Lane**

**Sewer Easement**

A sewer easement to construct, maintain and repair located in the Northeast  
Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base and Meridian,

Aaron J. Field and Tawna M. Field

Convey 20 ft Sewer easement to Harrisville  
City.

Signed and agreed to this

Day of August, 2020,



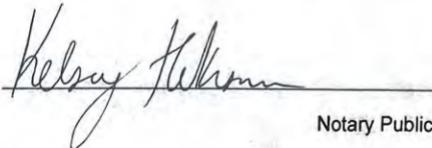
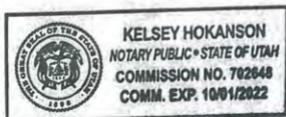
Aaron J. Field



Tawna M. Field

STATE OF UTAH  
COUNTY OF DAVIS Weber

On the day of August, 2020, personally appeared before me Aaron J Field and Tawna M. Field the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires: 10/01/2022

Residing at: Utah



EH 3082304 PG 3 OF 3

9/1/2020

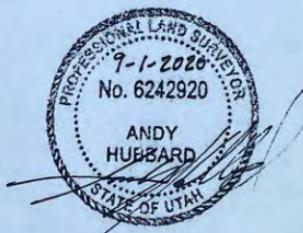
**Warren Hollow on Larsen Lane**

**Sewer Easement**

A sewer easement to construct, maintain and repair located in the Northeast Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey:

Beginning at point 236.25 feet North and 598.74 feet East from the center of said Section 8 and running thence South  $73^{\circ}11'53''$  East 20.81 feet; thence South  $0^{\circ}46'41''$  West 223.47 feet to the North Right of Way line of 700 North Street; thence North  $88^{\circ}46'25''$  West following said Right of Way line a distance of 20.00 feet; thence North  $0^{\circ}46'41''$  East 229.13 feet to the Point of Beginning.

Comprising of 4,525 square feet





# Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404  
Phone (801) 621-0474 Fax (801) 621-0475

August 27, 2019

To Whom it May Concern:

RE: **AVAILABILITY LETTER** – Warren Hollow

The development is located at approximately 217 East Larsen Lane in Harrisville consisting of 24 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for the plan review is \$450 plus \$75 per lot. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

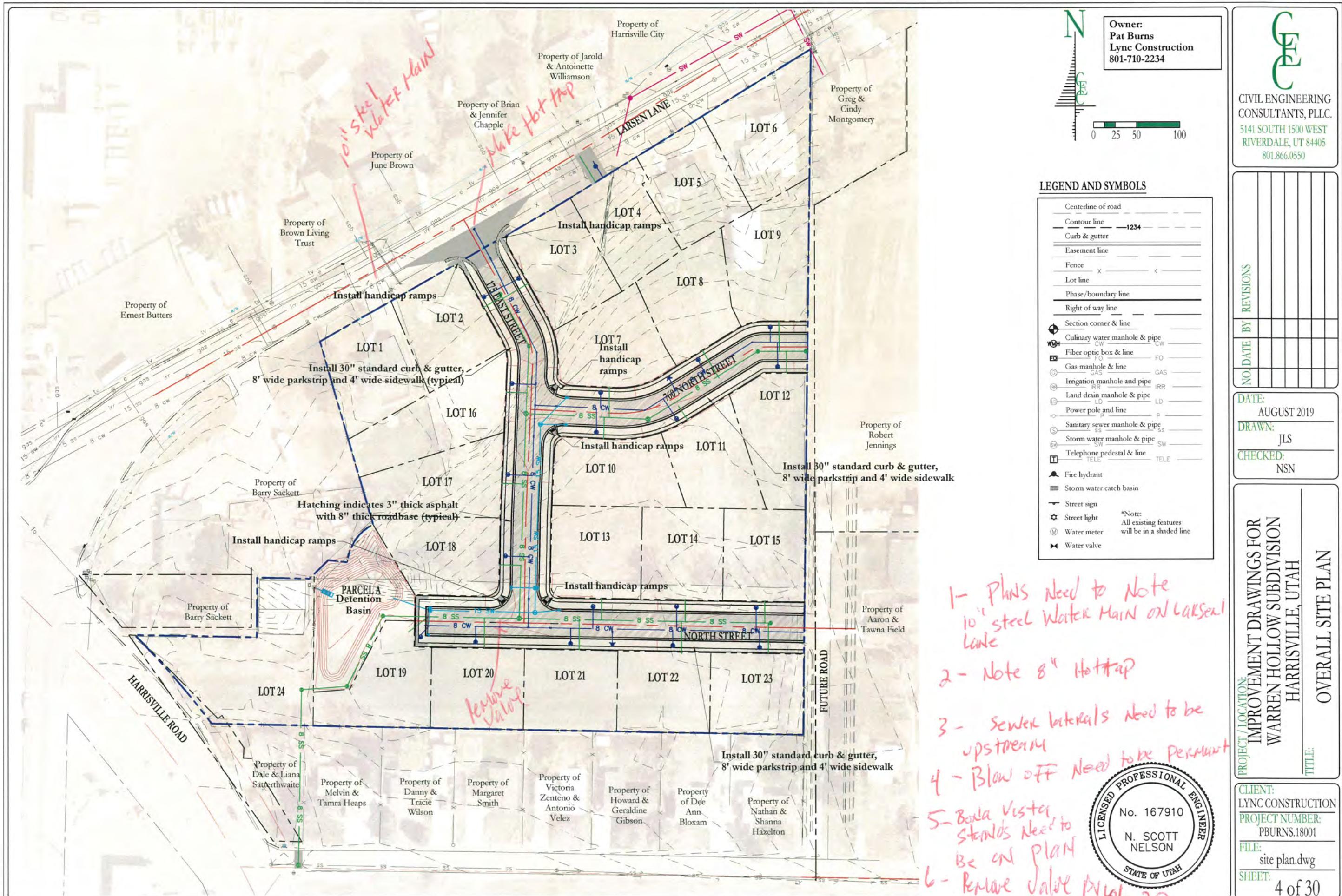
Matt Fox  
Assistant Manager

#### Board of Directors

Ronald Stratford, Chairman – Unincorporated Area  
Scott VanLeeuwen, Co-Chairman – Marriott/Slaterville  
Z. Lee Dickemore – Farr West  
Michelle Tait – Harrisville  
Jon Beesley – Plain City

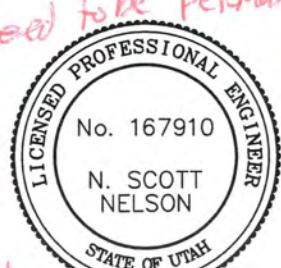
#### Management

Blake Carlin, Manager  
Matt Fox, Assistant Manager  
Marci Doolan, Office Manager



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&  
eld

- 1- Plans Need to Note 10" steel Water Main on Lakewood Lane
- 2- Note 8" Hydrant
- 3- Sewer laterals Need to be upstream
- 4- Blow off Need to be permanent
- 5- Boxa Vista stands Need to be on plan
- 6- Replace valve D160f 20
- 7- Plans Need to have profile



PROJECT / LOCATION: C L P S



# Central Weber Sewer Improvement District

August 15, 2019

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

**SUBJECT:** Warren Hollow Subdivision  
Harrisville Road and Larsen Lane  
Sanitary Sewer Will Serve Letter

## TO WHOM IT MAY CONCERN:

We have reviewed the preliminary plans for the proposed 23 Lot Warren Hollow Subdivision at the junction of Harrisville Road and Larsen Lane in Harrisville City. Central Weber can treat the sanitary sewer from this proposed development and offer the following comments.

1. Central Weber has the capacity to treat the sanitary sewer flow from this proposed development.
2. It appears from the Preliminary Sanitary Sewer Plan that the connection to the existing sanitary sewer will be into a sewer line owned by Harrisville City. Permission to connect to Harrisville's Sanitary Sewer Line must be obtained from the City.
3. Details of any connection and/or manhole construction being made directly to Central Weber's main line will need to be submitted to Central Weber and approved prior to construction and the connection being made.
4. Any connection to Central Weber's line must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
5. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that are proposed as a part of this development.

City of Harrisville  
August 15, 2019  
Page -2-

6. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

*Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.*

7. The Central Weber Sanitary Sewer Impact Fee for each lot will need to be paid to Harrisville city at the time of issuance of a Building Permit. The current Residential Impact fee is \$2,395.

If you have any further questions or need additional information please let us know.

Sincerely,



Lance L. Wood, P. E.  
General Manager

Cc: Patrick Burns; pat@lynccconstruction.com

July 30, 2019

Warren Hollow Subdivision  
Attn: Pat Burns

Dear Developer:

*Re: Natural Gas Service Availability Letter*

Natural gas can be made available to serve the Warren Hollow Subdivision (205 Larson Ln) development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules and/or buildings that will be served by natural gas, and all other relevant information regarding commercial and residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, homes, building).
2. Review by Dominion Energy's Engineering and/or Pre-Construction Department to determine load requirements. System reinforcement requirements and estimated costs to bring natural gas to the development.

Upon completion of Dominion Energy's review of the development's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Sincerely,

  
Cody Randall  
Pre-Construction Representative



1438 West 2550 South  
Ogden, Utah 84401

August 15, 2019

Patrick Burns  
pat@lynccconstruction.com

Request: (email)

Dear Mr. Burns:

Rocky Mountain Power will supply power to property located at or near 217 E, 205 E, and 155 E Larsen Lane, Harrisville, UT, with the following provisions:

- Applicant will apply for power by calling 1-888-221-7070
- Applicant or Developer will supply a signed, approved recorded property plat map with lot numbers, addresses, and section corners identified if applicable.
- Residential and Commercial Developer will supply an electronic copy of the subdivision by e-mail, (Auto-cad version 2011), to the estimator assigned to the project.
- Residential Subdivision Developer will pay all costs which are non-refundable above the \$750.00 per lot allowance according to line extension tariff, regulation 12.
- All single lot applicants will be subject to the line extension rules and regulation 12.
- Applicant is responsible to sign a contract after job is approved by Rocky Mountain Power management, and pay any associated costs before work can be scheduled or materials ordered.
- Rocky Mountain Power engineering review may be required and may be subject to additional charges according to our filed line extension tariff, regulation 12.

If you have any questions regarding these provisions, please feel free to call me at 801-629-4426.

Respectfully,

Robert Thorsted  
Estimator  
Rocky Mountain Power

**HARRISVILLE CITY  
ORDINANCE NO. 510**

**MIXED-USE/INFILL COMMERCIAL AMENDMENTS**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING  
SECTION 11.11.030 TO MIXED-USE/INFILL IN CERTAIN  
COMMERCIAL AREAS; MAKING TECHNICAL CHANGES;  
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Harrisville City (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* § 10-8-84 and §10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, the City desires to meet the challenges presented by growth and development by adopting additional regulations for mixed-use in certain commercial areas;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on June 10, 2020, to take public comment on this Ordinance, and subsequently gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2020, and now desires to act on this Ordinance;

**NOW, THEREFORE**, be it ordained by the City Council of Harrisville City as follows:

**Section 1:** **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2:** **Amendment.** Section 11.11.030 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

**Section 11.11.030**

**11.11.030 Sub-zoning.**

2. Mixed-use Commercial (MU-C) Sub-zone.

- a. Eligibility Requirement. Any commercial zone or area planned for commercial as specified in the Mixed-use Map in the General Plan that is adjoining an eligible parcel as set forth in the Mixed-use Map in the General Plan for MU-LP Sub-zone, including City roads, but excluding Highway 89, may be considered as a MU-C Subzone subject to this part.
- b. Commercial Requirements. A minimum 50% of the total area of the proposed MU-C shall include commercial elements. Commercial elements include any areas used for a commercial use, landscaping, open space, and parking. Proposed commercial uses shall be specified in the Plan. Commercial uses are limited to: retail, food and beverage service, personal service, professional and medical services, gym and recreation, educational, or institutional. Conditional uses are permitted subject to conditions. Standards for conditions include those which mitigate noise, environmental, light, odor, dust, hours of operation, and mitigate other adverse impacts on residential uses. In order for consideration of an application, the commercial uses, as provided in this part, shall be the dominant and primary element of the proposed plan and map.
- c. Plan Map Requirements. A proposed Master Development Plan is required to show the area of the project, proposed lots, roadways, trails, and proposed uses blended to adjoining areas, including 20% landscaping and/or open space which is required as part of the application. Parking and residential areas are to be obscured by the commercial uses on the first level for all frontage, except where secondary residential levels are proposed. Height limits shall not exceed three (3) stories. Housing units shall be arranged in clusters not to exceed five (5) connected units. Plans shall follow all other requirements of the municipal code as possible, such as landscaping, architecture, and screening standards. A favorable Plan will incorporate architectural variation, exceptional design, quality construction, LEEDS standards, dark sky compliant lighting, pedestrian and accessibility concepts, and other unique trends that support the community.
- d. Master Development Plan. A proposed Master Development Plan (Plan) must be prepared and submitted with the application. The Plan shall include a proposed map with detailed phasing plans, trails map, transportation plans and studies, sensitive lands map, geo-technical and wetland reports, conservation plan, proposed land uses, proposed site standards, architectural renderings of commercial and residential buildings and landscaping designs and owner association, covenants (CC&Rs), historical resources and preservation, maintenance plans, and any other documents associated with the Plan.
- e. Fee. A fee equal to the costs incurred by the City for the processing the application shall be paid by the applicant. This fee is related to this Chapter only and does not include other fees imposed by the City during the totality of the development process.

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

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MICHELLE TAIT, Mayor  
Harrisville City

ATTEST:

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JENNIE KNIGHT, City Recorder

RECORDED this \_\_\_\_ day of \_\_\_\_\_, 2020.

PUBLISHED OR POSTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING  
According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) Harrisville Cabin on the above referenced dates.

---

DATE: \_\_\_\_\_  
City Recorder

**HARRISVILLE CITY  
ORDINANCE 511**

**RECREATIONAL AND COMMERCIAL VEHICLES AMENDED**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING SECTION  
11.20.250 RELATING TO RECREATIONAL AND UTILITY VEHICLES;  
MAKING TECHNICAL CHANGES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Harrisville City (hereafter referred to as "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* § 10-8-84 and §10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, the City desires to meet the challenges presented by traffic circulation and parking recreational and utility vehicles in the City and in certain zones;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

**WHEREAS**, after publication of the required notice, the Planning Commission held its public hearing on \_\_\_\_\_, 2020, to take public comment on this Ordinance, and subsequently gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2020, and now desires to act on this Ordinance;

**NOW, THEREFORE**, be it ordained by the City Council of Harrisville City as follows:

**Section 1:** **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2:** **Amendment.** Section 11.20.250 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

**11.20.250 Recreational and Commercial Utility Vehicles.**

- 1) Recreational vehicles. ~~Any~~ ~~No~~ recreational vehicle (RV), ~~including~~ ~~includes~~ but ~~is~~ not limited to, a travel trailer, boat, motor home, and/or other vehicle used for recreation purposes, ~~or any vehicle~~ which does not include facilities necessary to be classified as a manufactured home as defined in the building code adopted by the city, shall not be used, operated, or maintained in any ~~residential~~ ~~commercial~~ zone, or on any City property at any time for living quarters or occupation. ~~A conditional use permit not to exceed five (5) days in a thirty (30) day period may be obtained by registering with the City.~~

- 2) Recreation Vehicles operated on residential property for temporary living quarters is restricted to forty-eight (48) hours.
  - a. Recreational Vehicles operated as temporary living quarters on a public street or public right of way are restricted to twenty-four (24) hours. Additional time is only authorized by the City after obtaining a temporary use permit.
  - b. The use of a Recreational Vehicle as temporary living quarters on any City property including City Parks is a violation unless authorized by permit from the City.
  - c. The temporary use of a Recreational Vehicle in any residential zone for more than forty-eight (48) hours shall be considered in violation unless authorized by permit from the City.
  - d. A temporary use permit not to exceed fifteen (15) days in a thirty (30) day period, may be obtained by residents registering with the City. Permits shall be displayed in a window visible to law enforcement.
  - e. Exceptions for periods longer than fifteen (15) days may be granted based upon extenuating circumstances or emergency situations.
  - f. Occupying a parked recreational vehicle, by the property owner, may be permitted for a period of six months on the property where a home is under construction, provided that the recreational vehicle is hooked up to an approved wastewater disposal system in accordance with HCVC §11.20.120.
- 3) Commercial zones that do not include or provide a public access or right-of-way are specifically prohibited from the temporary use of a Recreation Vehicle as living quarters.
  - a. The temporary use of a Recreational Vehicle as living quarters in a Commercial Zone shall be considered a violation unless authorized by a permit from the City or;
  - b. Exemptions for Commercial Zones may be granted upon emergency circumstances approved by the Mayor.
  - c. Recreational Vehicles operated in a Commercial Zone that includes a standard public access or right-of-way shall be restricted to twenty-four (24) hours in one (1) week and no more than three (3) days in a thirty (30) day period.
  - d. Commercial Vehicles parked as a result of driving restrictions due to Federal Commercial Vehicle Restrictions regarding authorized drive time shall not be considered a violation so long as the vehicle is moved within twenty-four (24) hours.
- 4) The use of a Recreational Vehicle in which the owner or occupant knowingly or recklessly creates a Public Nuisance (as defined in HCVC §1.03.020) shall be considered a violation.
- 5) It shall be unlawful for any person to camp or place any trailer house, or other vehicle while used for human habitation, in the City except within premises of this chapter.
- 6) The provisions outlined in the Recreational Vehicle Use Code applies to passenger cars used as living quarters as defined under “other vehicles”.
- 7) Parking. The parking of not more than three (3) recreational vehicles is permitted on a lot zoned residential or used for residential purposes. Said recreational vehicle or vehicles shall only be parked in the side or rear yard, and on a solid surface driveway, or gravel driveway surface in the side or rear yard.
  - a. No parking of any recreational vehicles is allowed in the S.A.P. Zone or Mixed-use/In-fill sub-zones except in areas designated for such parking as may be established by the development agreement recorded with the county home owners association.
  - b. Parking and use of any recreational, commercial, or utility vehicle in any non-residential commercial or manufacturing zone is governed by the regulations of that such zones.
- 8) Utility Vehicles. No utility or commercial vehicle, including but not limited to, a semi-truck, semi-trailer, dump truck, back hoe, and/or vehicle or equipment over 15,000 gross vehicle weight shall be located in any residential zone. Except parking of one (1) such utility vehicle is permitted on any lot over one (1) acre and must be parked only in the rear yard, and parking on any non-residential zone is governed by the regulations of that zone.

**Section 3:** Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

**Section 4:** Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

**PASSED AND ADOPTED** by the City Council on this \_\_\_\_ day of \_\_\_\_, 20\_\_.

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**MICHELLE TAIT**, Mayor  
Harrisville City

**ATTEST:**

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**JENNIE KNIGHT**, City Recorder

**RECORDED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**PUBLISHED OR POSTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) Harrisville Cabin on the above referenced dates.

---

\_\_\_\_\_DATE: \_\_\_\_\_

City Recorder



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# CITY of HARRISVILLE

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363 West Independence Blvd · Harrisville, Utah 84404 · (801) 782-4100 · Fax (801) 782-1600

Mayor Michelle Tait

## Memorandum

**To: Mayor and City Council**  
**From: Glen Gammell**  
**Date: September 17th, 2020**  
**Re: Revision to (1.85.020), Ordinance 513: Right of Way Fees Amended**

**Summary:**

This Memorandum concerns a revision to the Encroachment permit fees. The revision would be to change our fees to the following.

New Permit Fee: \$500.00

Old Permit Fee: \$20.00

New Road Cut Fee: \$750.00

Old Road Cut Fee: \$0.00

New Bond: \$10,000.00

Old Bond: \$200.00

New Road Boring fee: \$500.00

Old Road Boring fee: \$200.00

Curb, Gutter and Sidewalk cut permit fee: \$150.00

Old Curb, Gutter and Sidewalk cut permit fee: \$50.00

These fees have not been updated since 2009 and did not even cover any problems that may require the city to fix. The new Encroachment permit will also require an inspection before the release of the bond as well as a \$1000.00 dollar fine for working in the right of way without a permit. The old Ordinance (1.85.020) charged a \$40.00 inspection fee that will be taken out and included in the permit fee of \$500.00 and boring/cut fees.

Thank You,  
Glen Gammell  
Harrisville City,  
Building/Fleet Mgr.

**HARRISVILLE CITY  
ORDINANCE 513**

**RIGHT-OF-WAY FEES**

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING AND  
REENACTING SECTION 1.85.020 RELATING TO RIGHT-OF-WAY FEES;  
MAKING TECHNICAL CHANGES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Harrisville City (hereafter referred to as "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* § 10-8-84 and §10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

**WHEREAS**, the City desires to meet the challenges resulting from infrastructure deterioration caused by encroachments on the public right-of-way in the City;

**WHEREAS**, the City has an interest in protecting and preventing public funds from being used to pay for costly repairs and replacement of substandard construction by private parties;

**WHEREAS**, the City desires to recoup expenses incurred from right-of-way encroachment and that the related fees have not been adjusted to meet the actual cost in eleven (11) years;

**WHEREAS**, the City deems it to be in the best interest of public health, safety, and welfare to enact this Ordinance;

**NOW, THEREFORE**, be it ordained by the City Council of Harrisville City as follows:

**Section 1:** **Repealer.** Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2:** **Reenact.** Section 1.85.020 of the *Harrisville Municipal Code* is hereby adopted to read as follows:

**1.85.020 Right-Of-Way Fees**

- 1) Permit. Encroachment permit requires a permit be filed with the Public Works Director. The Public Works Director is hereby delegated the authority to prepare the form and manner of the permit and outline the required information such as:
  - a. Applicant contact information.
  - b. Contractor performing the work.
  - c. Plans.
  - d. Traffic control.
  - e. Any other information necessary for the issuance of an encroachment permit.
- 2) Bond. The encroachment permit shall include a bond in an amount determined by the City Engineer but no less than \$10,000.

- 3) Inspection. The City may conduct inspection and testing as needed to assure proper excavation, construction, and restoration.
- 4) Restoration. Applicant shall include a restoration plan that should include, among other things determined by the Public Works Director, the resurface of the area extending beyond the affected excavation where any surface treatment has been applied within the past two (2) years.
- 5) Fee. The fees for applications or projects involving the public right-of-way shall be as follows:
  - a. Permit Fee: \$500.
  - b. Road Cut Fee: \$750, and 25 cents per square foot.

- 2) Other Right-of-Way Fees:
  - a. Road Boring Fee: \$200.
  - b. Curb, Gutter, and Sidewalk Cut: \$150.00
  - c. Subject to inspection by the City to assure that to a project meets the proper standards, fees are waived where a property owner is installing or replacing curb, gutter, or sidewalk.
- 3) Penalties. The following penalties apply:
  - a. Civil. A violation of this section or operating without a permit under this section is a fine not to exceed \$1,000, per day, that a violation continues.
  - b. Criminal. A violation of this section or operating without a permit under this section is a class B misdemeanor with a fine not to exceed \$1,000, per day, that a violation continues.

**Section 3:** Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

**Section 4:** Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

**PASSED AND ADOPTED** by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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**MICHELLE TAIT**, Mayor  
Harrisville City

**ATTEST:**

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**JENNIE KNIGHT**, City Recorder

**RECORDED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**PUBLISHED OR POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) 2150 North and 3) Harrisville Cabin on the above referenced dates.

DATE: \_\_\_\_\_

\_\_\_\_\_  
City Recorder



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# CITY of HARRISVILLE

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363 West Independence Blvd · Harrisville, Utah 84404 · (801) 782-4100 · Fax (801) 782-1600

Mayor Michelle Tait

## Memorandum

**To: Mayor and City Council**  
**From: Glen Gammell**  
**Date: September 24th, 2020**  
**Re: Trailer Purchase Using Class C Funds**

**Summary:**

This Memorandum is for the purchase of a 2021 Look Element 8.5X20 foot trailer. The purchase of this trailer if approved, will come out of Class C Funds (Road Funds) and not the general budget. This trailer will be used for road and sidewalk repairs as well as storage for road equipment. The trailer is a needed asset for Public Works in maintaining the city's infrastructure especially with the fast growth we are seeing and expecting in the very near future.

This pricing is based on State Contract #MA3208

2021 Look Element 8.5X20TE3

10K GVWR: Included

7' Interior: Included

16 OC walls, floor and ceiling: Included

12" Extended Tongue: \$152.55

110 Package (with 25' cord and 30amp panel box): \$593.25

(2) 40" LED Lights (2 fluorescent included in 110 package)

(2) LED 3" Square Load Lights on C/S: \$158.20

COLOR:?????

Retail Cost: \$9,339.00

**Total state contract price: \$8,796.08**

Thank You,  
Glen Gammell  
Harrisville City,  
Building/Fleet Mgr.



**Quote Only**  
**Mountain West Trailers**

1470 South Hwy 40  
Heber, UT 84032  
(435) 709-8862 Fax: (435) 654-5855

**Ref # 13816**  
**Date: 09/24/2020**  
Sales Person: Chad Ashby  
Sales Person Email: chadashby@gmail.com

**Customer: City of Harrisville**

Address: 363 West Indendence Blvd.  
Harrisville, UT 84404  
County: WEBER

Cell: (801) 940-6533

Email: dfunk@cityofharrisville.com

I hereby agree to purchase, under the terms and conditions specified, the following:

<b>Description of Purchase</b>					
<b>STOCK #</b>	<b>YEAR</b>	<b>MAKE</b>	<b>MODEL</b>	<b>VIN</b>	<b>PRICE</b>
EWLF85X20TE3 HARRISVILLE	2021	New LOOK	EWLF85X20TE3 /		\$9,339.00

**Optional Equipment & Accessories**

State Contract #MA3208

**Trade Info**

Trade 1: Odometer: Allowance: \$0.00 Payoff: \$0.00  
VIN#  
Lien Holder:

**Selling Price Summary**

<b>Sales Price</b>	9,339.00
Discount	\$609.92
N/A	\$0.00
Trade Allowance(s)	\$0.00
Optional Equipment & Accessories	\$0.00
<b>Net Selling Price</b>	8,729.08
Battery Core Charge	\$0.00
Tire Recycling Fee	\$5.00
Property Tax	\$0.00
Title Only	\$0.00
License Fee	\$0.00
Freight Fee	\$0.00
Document Fee	\$62.00
Labor	\$0.00
Accessories	\$0.00
Sales Tax	\$0.00
Trade Payoff(s)	\$0.00
<b>Total Amount Due</b>	8,796.08
Less Down Payment	\$0.00
Less Deposit	\$0.00
<b>Balance or Amount Financed</b>	\$8,796.08

**Loan Information**

Finance Company: N/A  
Address: N/A  
N/A

APR: 0.00% Monthly Payment  
Term: -1 months \$0.00

Manager Signature

Date

Buyer Signature

Date

Buyer Signature

Date

## Terms & Conditions

I AGREE TO THE FOLLOWING TERMS AND CONDITIONS: All used trailers are sold As-Is and carry absolutely no warranty either expressed or implied from Mountain West Trailers. - All factory warranty work must be brought back to the seller or an authorized dealer. No warranty work will be done without factory authorization first. No other warranty is given by Mountain West Trailers other than factory expressed warranty; read all warranty paper work. -All deposits are Non-Refundable. -Purchaser agrees that this form includes all of the terms and conditions of the sale and no other agreements apply.

It is critical the trailer be securely coupled to the hitch and the safety chains are correctly attached. An improperly coupled trailer can result in death or serious injury.

!!!Warning!!!  
Do not move the trailer until:  
1. The coupler is secured and locked to hitch  
2. The safety chains are secured to the tow vehicle  
3. The trailer jack(s) are fully retracted  
4. Air pressure in tires is checked  
5. Wheels tightened to proper torque

Do not tow the trailer on the road until:  
1. The trailer brakes are checked  
2. The breakaway switch is connected to the tow vehicle  
3. The lead is secured to the trailer  
4. The trailer lights are connected and checked

Proper selection and condition of the coupler and hitch are essential to safely and towing your trailer.

A loss of coupling may result in death or serious injury.

1. Be sure the hitch load rating is equal to or greater than the load rating of the coupler.
2. Be sure the hitch size matches the coupler size

3. Observe the hitch for wear, corrosion and cracks before coupling. Replace worn, corroded or cracked hitch components before coupling the trailer to the tow vehicle

4. Be sure the hitch components are tight before coupling the trailer to the tow vehicle

WINTER WEATHER CONDITIONS, SALT & CALCIUM CHLORIDE WILL DETERIORATE PAINT IF NOT CLEANED IMMEDIATELY.

By signing this you have read and understood the above WARNINGS to their fullest extent. After purchase, Purchaser is responsible for trailer safety and liable for any damage or problems due to neglect of safety and proper checking of trailer.

Lug nuts must be checked and tightened to Manufacturer's specs after the first 50 miles and then every 100 miles up to 500 miles!

BUYERS SIGNATURE

X \_\_\_\_\_



# HARRISVILLE CITY

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

MAYOR:

Michelle N. Tait

COUNCIL MEMBERS:

Rick Hendrix  
Grover Wilhelmsen  
Steve Weiss  
Blair Christensen  
Max Jackson

## **Notice of Intent to Prepare Impact Fee Facilities Plan**

In accordance with Utah Code 11-36a-501, Harrisville City, Utah, hereby gives written notice of its intent to prepare or amend an impact fee facilities plan. The area of the proposed impact fee facilities constitutes the municipal boundaries of Harrisville City, Utah. This notice shall be posted on the Utah Public Notice Website.