



HARRISVILLE CITY

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

PLANNING
COMMISSION
Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Harrisville City Planning Commission

Harrisville City Offices

Wednesday, December 8, 2021 – 7:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/88233703345?pwd=L3Z4RmtoY1dqUURrQ0EvRklIbIhCQT09>

Meeting ID: 882 3370 3345

Passcode: 825258

1. **CALL TO ORDER.**
2. **CONSENT APPROVAL** – of Planning Commission minutes from September 8, 2021.
3. **DISCUSSION/ACTION/REVIEW/REVOKE** – to review for possible violation of Conditional Use Permit #121 for car sales at property located at 2458 N. Highway 89 issued on January 9, 2019.
4. **DISCUSSION/ACTION/RECOMMEND** – to recommend preliminary approval of The Copperwoods Subdivision a 65-unit mixed-use development located at approximately 1956 North Highway 89.
5. **DISCUSSION/ACTION/RECOMMEND** – to approve a Conditional Use Permit for a home occupation at property located at 5496 North 500 West. [Ricardo Negrete]
6. **APPEAL HEARING** – for appeal application received for a land use violation of commercial business located at 2458 N. Highway 89.
7. **COMMISSION/STAFF FOLLOW-UP.**
8. **ADJOURN.**

Certificate of Posting and Notice

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Recorder at 801-782-4100, x1000, at least three (3) business days prior to any meeting.

Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., September 8, 2021
Conducting: Chair Chad Holbrook

Commissioners: Chad Holbrook, Chair
Nathan Averill
Bill Smith
Kevin Shakespeare
Brenda Nelson

Staff: Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works)
Matt Robertson (City Engineer)

Visitors: Jeremy Draper, Hafid Herrera, Genneva Blanchard, John Hansen, Marc Hansen

1. Call to Order.

Chair Holbrook called the meeting to order and welcomed all visitors.

2. Consent Approval – of Planning Commission minutes from August 11, 2021.

MOTION: Commissioner Smith motioned to approve the minutes of August 11, 2021 as presented. Commissioner Nelson seconded the motion. Voting was unanimous.

3. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 529; an ordinance vacating Montgomery Farms Phase 2 Utility Easement.

Bill Morris explained an easement was discovered during title search on the property being developed as Montgomery Farms Phase 2. The utility easement was previously recorded but the city is unaware of the purpose. This will be vacated to allow for the final subdivision approval. Although Planning Commission is accustomed to holding public hearings, state code requires the vacating of easement hearings be held at City Council level. Matt Robertson said there are no visible utilities on the property and he asked that all property owners be notified of the hearing.

MOTION: Commissioner Nelson motioned that to recommend adoption of Harrisville Ordinance 529; an ordinance vacating Montgomery Farms Phase 2 Utility Easement. Commissioner Smith seconded the motion. Voting was unanimous.

4. Discussion/Action/Recommend – to recommend final approval of Montgomery Farms Phase 2, a proposed 19-lot subdivision located at approximately 100 West 2200 North.

Bill Morris reviewed the City Engineer's memo. He explained an interlocal agreement is in process to address the sewer service on some of the North Ogden lots. He added this as item #6 to the Engineer's memo. The interlocal agreement will be finalized and adopted by City Council in October. Bill Morris added item #7 for a developer's agreement as well.

Commissioner Averill asked where the easement was located in the subdivision; Jennie Knight pointed out the proposed subdivision plans. Bill Morris further clarified that the city is not losing the utility easement since it will be moving into the public right-a-way to the east.

MOTION: Commissioner Averill motioned to recommend final approval of Montgomery Farms Phase 2, a proposed 19-lot subdivision located at approximately 100 West 2200 North, subject to the City Engineer's memo dated September 2, 2021 with the following conditions to be added; a development agreement and an interlocal agreement with North Ogden for the sewer services. Commissioner Shakespeare seconded the motion. Voting was unanimous.

5. Discussion/Action/Recommend – to recommend final approval of Ashlar Cove, a proposed 23-lot subdivision located at approximately 1100 North 325 West.

Matt Robertson reviewed his memo regarding the engineering issues. The major issue, explained in the memo, are the irrigation ditches that along the property. The Levi-Taylor Ditch and the Shurtliff Ditch. The plans outline this ditch to be piped within the boundary of the subdivision with a fenced and paved trail. He clarified the direction of the piping for irrigation access to ditch users and a trail system through the subdivision along with all the restrictions by state code. Another option is for the developers to negotiate irrigation easements on the ditch users' properties and move the ditch outside of the subdivision boundaries. This is his preferred method as the ditch should be aligned with the ditch users. If permissions are not granted, the ditch and access points will be placed with access to turn outs along the trail. The parcels would include the piped ditch area with the easement being dedicated to the ditch users and maintenance being granted to the city.

Another issue is Pineview Water does not serve this area due to the lack of infrastructure. Annexation to Four Mile Special Service District will need to be included in the development agreement to provide pressurized secondary water throughout the subdivision. An irrigation pond and the pressurized system will be created by the developer using their own water shares with the ability for the city to collect fees for the maintenance of the system. Utilities will be run through the Milne property driveway. The developer does have an access easement already in place for this purpose. Additionally, they have their access permit from UDOT. Sidewalk will be installed along HWY 89 and tie into the existing sidewalk to the north.

Commissioner Nelson asked about the detention basin and irrigation basin. Will they have water in them and will they be fenced? Matt Robertson explained the detention basin will not be fenced because it is under 3 feet in depth. The only time the detention basin would hold water would be during a large storm event. The irrigation basin will be fenced since water will hold water throughout the irrigation season. She asked if it is in the development agreement. Matt Robertson clarified it is in final drawings.

Commissioner Averill asked about obtaining the trail regardless of whether the irrigation ditch is piped. Matt Robertson stated that this is a discussion that city needs to have with the developer. Without the irrigation ditch being there, it would provide a nice amenity but is not necessary. The

trail does not connect to the city trail system necessarily. The trail is on the property of the lots backing it. The property owners need to fence off the trails area to protect and provide access for the ditch user.

Commissioner Shakespeare asked for clarification about the trail with regard to ditch users. Matt Robertson confirmed if property owners allow the easement on their own properties, the ditch would be moved outside the subdivision. He further asked about the talks with the ditch owners. Matt Robertson said the developer has discussed the easement with the property owners. Some of the language was changed because it sounded more like a standard utility easement. The verbiage change would allow an easement to the ditch user for access to the ditch and nothing more.

MOTION: Commissioner Nelson motioned to recommend final approval of Ashlar Cove, a proposed 23-lot subdivision located at approximately 1100 North 325 West, based on the City Engineer's memo dated September 2, 2021 with an additional item #7 entering a development agreement with Harrisville City. Commissioner Averill seconded the motion. Voting was unanimous.

6. Commission/Staff Follow-Up.

Jennie Knight asked for follow up on the Utah League of Cities and Towns conference to be held September 29-30, 2021. Bill Morris recommended that the commissioners attend to gain their training hours. The Land Use training is on the September 30th. Jennie Knight said for the commissioners to send her an email and she would get them registered for the training.

7. Adjourn.

Chair Holbrook adjourned by common consent at 7:26 pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair



HARRISVILLE CITY

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

MAYOR:

Michelle N. Tait

COUNCIL MEMBERS:

Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Kenny Loveland

MEMORANDUM

TO: Harrisville Mayor and City Council
FROM: Jennie Knight, City Recorder
DEPT: Administration
RE: Preliminary approval of Copperwoods mixed-use subdivision
Date: December 1, 2021

Background: Direct Homes submitted an application for preliminary approval of The Copperwoods 65-unit Mixed-Use subdivision located at approximately 1956 North Highway 89 and all applicable fees have been collected. Ordinance 522; Zoning Map Amendment for Copperwoods Zone was adopted on August 10, 2021, which adopted the Copperwoods Mixed-Use Zone and includes a Master Development Agreement (MDA). The proposed preliminary subdivision plat comes with a positive recommendation from the Project Management Committee at their October 14, 2021 meeting.

Analysis: The proposed preliminary subdivision plat is in compliance with the following sections of the MDA:

- 2.1 - Master, overall land use, site/trail, and utility plans. (Exhibit "B")
- 2.2 - Maximum Residential Units
- 2.4.2 - Prompt Platting/Approval

Findings: Based on this compliance, staff recommends a positive recommendation from Planning Commission with the following conditions:

1. Will Serve Letters from the following entities: Bona Vista Water District, North View Fire, Rocky Mountain Power, Dominion Energy
2. Final plat needs to be submitted to Weber County Recorder/Surveyor for review and comment.
3. Compliance with all items from the City Engineer's Memo dated December 2, 2021.

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: **COPPERWOODS MIXED-USE SUBDIVISION**
Preliminary Plat Submittal

Date: December 2, 2021

Our office has completed a review of the preliminary plat and improvement plans for the Copperwoods at Harrisville mixed-use subdivision located on Highway 89 between 2000 North and 2150 North. This property was recently re-zoned to MU-C (Mixed-Use Commercial) and is proposing to construct 64 townhomes and 1 commercial building. The development will include private drives and parking areas and no new city streets or rights-of-way are being proposed. We have reviewed the preliminary plat and improvement drawings and they generally conform to the City public works standards and engineering requirements. We recommend preliminary approval at this time subject to the following items being completely addressed prior to final approval:

PRELIMINARY PLAT

1. Fix errors on distances, bearings, descriptions, and other items as noted on the red-lined review plat provided by our office.
2. Add street names and addresses for the lots as provided by our office.
3. Send the plat to the Weber County Surveyor's office for review and obtain approval.

SITE PLAN/ROADWAY

4. A concrete curb median will be installed on 2000 North to prevent left hand turns in and out of the development due to the proximity to the intersection on the highway. Check with your traffic engineer and standards to determine the length of the median. May need to extend the median to prevent vehicles from sneaking around the median.
5. The City standard for sidewalk width is 5' with a 4.5' wide parkstrip. Make this change on the new sidewalk on 2000 North. Another option may be a 6' sidewalk along the back of the curb.

CULINARY WATER

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

SANITARY SEWER

8. The 8" sewer main through the development will be owned and maintained by the City. Ensure that City standards are followed for the construction of the new main line and connection to the existing sewer manhole.

SECONDARY WATER

9. Obtain final approval of the plans and pressurized secondary water system by Pine View Water.

STORM DRAIN

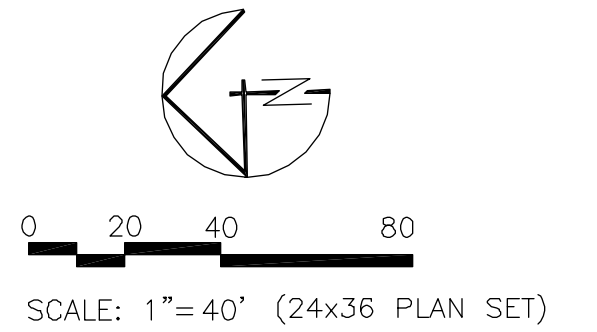
10. Prepare a storm water quality report per the guidelines in the State of Utah LID Manual.
11. Provide more detail on the outlet box in the existing basin. Elevations of all inlets, outlets, cutoff walls and orifices should be shown to verify that the new system that is connecting to it will function properly. The highwater mark in the existing pond and the new pond "A" need to be shown. Also show elevation of the existing pipe in the inlet box on 2150 North.
12. Show elevations of new manhole on the west end where the new 36" pipe connects to the existing pipe under the highway.
13. Specify the type of fence being proposed along the open ditch on the east side of the project and gain approval from the City.

GENERAL

14. Final approvals from Utility Companies and the Fire District are required prior to final subdivision approval.
15. These comments are based on the preliminary plans only. Additional comments and requirements will be provided as necessary as the development works towards final approval.

Please let me know if you have any questions.

THE COPPERWOODS
AT HARRISVILLE
PART OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
HARRISVILLE, UTAH
FINAL PLAT



LEGEND

- SECTION CORNER
- BOUNDARY LINE
- SET REBAR W/ PLASTIC CAP MARKED LS 275617
- FOUND REBAR
- PRIVATE
- COMMON AREA (SEE NOTE 3)



C1 SEC 31, T7N, R1W
FND WEBER CO. BRASS CAP

S1 SEC 31, T7N, R1W
FND WEBER CO. BRASS CAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	422.38	5789.58	4°10'48"	N30°56'28"W	422.29
C2	130.75	221.84	33°46'14"	N71°29'35"W	128.87
C3	166.13	281.84	33°46'24"	S71°29'40"E	163.74
C4	192.76	379.97	29°03'59"	S77°14'21"W	190.70

THE COPPERWOODS
AT HARRISVILLE
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TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
HARRISVILLE, UTAH
FINAL PLAT

SHT 1 OF 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR
RECORD AND RECORDED _____ AT _____ IN BOOK
_____ OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____

WEBER COUNTY RECORDER
BY: _____
DEPUTY

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Harrisville City Council this _____ day of _____ A.D., 2021, at which time this subdivision was approved and accepted.

Mayor _____ Date _____
Attest: _____
City Recorder

CITY ENGINEER APPROVAL

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

HARRISVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

Presented to the Harrisville City Planning Commission this _____ day of _____ A.D., 2021, at which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman Date _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____ A.D., 20____.

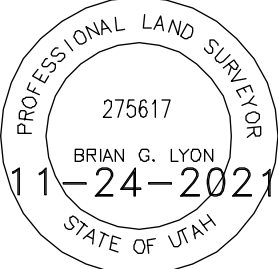
City Attorney

GENERAL NOTES

- CURRENT ZONE: MIXED USE
- TOTAL PROJECT AREA: 6.192 ACRES.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPES OR SHADING OR PUBLIC STREETS ARE CONSIDERED COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
- ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL PUBLIC UTILITIES, IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INGRESS/EGRESS AREA.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in Accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into four (4) lots, known hereafter as THE COPPERWOODS AT HARRISVILLE located in Harrisville City, Weber County, Utah and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey mad by me on the ground.



SURVEYOR NARRATIVE/NOTES

- The purpose of this survey was subdivide parcel 17-064-0012, 17-064-0033 and 17-120-0019 into 64 Townhouse Lots and 1 Commerical Lot. The survey was requested by Jake Thompson.
- The Basis of Bearing is S01°37'08"W between the Center Section Corner and South Quarter Corner of Section 31, Township 7 North, Range 1 West of the Salt Lake Base and Meridian.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 31, Township 7 North, Range 1 West of the Salt Lake Meridian described as follows:

Commencing at the Center Quarter Corner of Section 31, Township 7 North, Range 1 West of the Salt Lake Meridian monumented with a Brass Cap; thence S01°37'08" W 715.93 feet along the west line of the Southeast Quarter of said Section 31; thence East 33.02 feet to the Northwest Corner of Lot 150, Misty Meadows Subdivision recorded in the Weber County Recorder's Office under Entry No. 710211 on September 2, 1977 and the POINT OF BEGINNING and running

thence along the south right of way line of 2150 North Street the next three courses:

- 130.75 feet along a curve to the right, with a radius of 221.84 feet, (center bears S 01°37'18" W), through a central angle of 33°46'14" and a chord that bears S 71°29'35" E 128.87 feet;
- thence Easterly, a distance of 166.13 feet along a reverse curve to the left having a radius of 281.84 feet and a central angle of 33°46'24" and a chord that bears S 71°29'40" E 163.74 feet;
- thence S 88°22'52" E 10.00 feet;
- thence S 01°37'08" W 202.51 feet (202.48', By Record) along the east line of Lot 150, Misty Meadows Subdivision;
- thence S 87°30'17" E 121.97 feet to the Northwest Corner of B. Owens Subdivision recorded in the Weber County Recorder's Office under Entry No. 2019818 on March 24, 2004;
- thence along the boundary of said B. Owens Subdivision the next four courses:
 - thence S 02°30'00" W 213.03 feet;
 - thence S 38°34'27" E 94.91 feet;
 - thence S 21°26'03" E 152.00 feet;
 - thence N 68°33'57" E 198.01 feet to the boundary of Fairway Park No. 2 recorded in the Weber County Recorder's Office under Entry No. 921911 on October 24, 1984;
- thence S 02°30'09" W 294.28 feet (S 02°30' W, By Record) along said boundary to the north right of way line of 2000 north Street;
- thence along said north right of way line the next two courses:
 - thence Westerly, a distance of 192.76 feet along a non tangent curve to the left of which the radius point lies S 01°46'21" W, with a radius of 379.97 feet, having a central angle of 29°03'59" and a chord that bears S 77°14'21" W 190.70 feet;
 - thence S 62°55'51" W 34.24 feet to the easterly right of way line of Highway 89;
- thence along said easterly right of way line the next three courses:
 - thence Northwestely, a distance of 422.38 feet along a non tangent curve to the left of which the radius point lies S 61°08'56" W, with a radius of 5,789.58 feet, having a central angle of 04°10'48" and a chord that bears N 30°56'28" W 422.29 feet;
 - thence N 33°01'52" W 466.22 feet;
 - thence N 01°37'08" E 255.80 feet to the point of beginning, containing 6.192 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets as shown on this plat and name said tract THE COPPERWOODS AT HARRISVILLE, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

_____, 2021.

In witness whereof, we have hereunto set our hands this _____ day of _____

Jake Thompson, Manager
Direct Homes, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this ____ day of _____ A.D. 2021, personally appeared before me, Jake Thompson who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Direct Homes, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

ADDRESS TABLE

LOT	ADDRESS	LOT AREA	LOT	ADDRESS	LOT AREA
1		1025 s.f.			
2		1007 s.f.	35		1088 s.f.
3		1007 s.f.	36		1084 s.f.
4		1025 s.f.	37		1084 s.f.
5		1025 s.f.	38		1084 s.f.
6		1007 s.f.	39		1088 s.f.
7		1007 s.f.	40		1088 s.f.
8		1025 s.f.	41		1084 s.f.
9		1025 s.f.	42		1084 s.f.
10		1007 s.f.	43		1088 s.f.
11		1007 s.f.	44		1088 s.f.
12		1025 s.f.	45		1084 s.f.
13		1025 s.f.	46		1084 s.f.
14		1007 s.f.	47		1084 s.f.
15		1007 s.f.	48		1088 s.f.
16		1025 s.f.	49		1088 s.f.
17		1025 s.f.	50		1084 s.f.
18		1007 s.f.	51		1084 s.f.
19		1007 s.f.	52		1084 s.f.
20		1025 s.f.	53		1088 s.f.
21		1025 s.f.	54		1088 s.f.
22		1007 s.f.	55		1084 s.f.
23		1007 s.f.	56		1084 s.f.
24		1025 s.f.	57		1084 s.f.
25		1025 s.f.	58		1088 s.f.
26		1007 s.f.	59		1025 s.f.
27		1007 s.f.	60		1007 s.f.
28		1007 s.f.	61		1025 s.f.
29		1025 s.f.	62		1025 s.f.
30		1025 s.f.	63		1007 s.f.
31		1007 s.f.	64		1025 s.f.
32		1007 s.f.	65		10677 s.f.
33		1007 s.f.			
34		1025 s.f.			

THE COPPERWOODS
AT HARRISVILLE

PART OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
HARRISVILLE, UTAH
FINAL PLAT

SHT 2 OF 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR
RECORD AND RECORDED _____, AT _____ IN BOOK
_____ OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____

WEBER COUNTY RECORDER
BY: _____
DEPUTY



ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

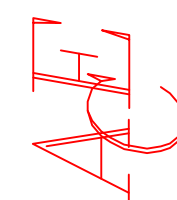
Developer:
Direct Homes, LLC
P.O. Box 6384
North Logan, Utah 84341

PART OF THE SE QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
1956 NORTH HWY 89
HARRISVILLE, UTAH
INDEX SHEET



OWNER/DEVELOPER
DIRECT HOMES
JAKE THOMPSON

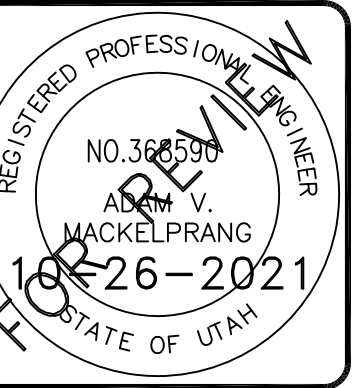
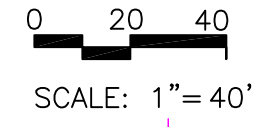
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY SPECIFICATIONS, APWA, HARRISVILLE CITY STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC & PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. CONTRACTOR SHALL REPLACE SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR.
8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
9. DIMENSIONS SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.
10. DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN THE PLANS.
11. THRUST BLOCKS SHALL BE PLACED ON WATERLINES AT ALL DIRECTION CHANGES, FITTINGS, BENDS, ELBOWS, FIRE HYDRANTS AND GATES VALVES AS SHOWN IN THE PROJECT PLANS.
12. CONTRACTOR IS REQUIRED TO HAVE A SET OF APPROVED PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
15. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
16. THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE WATER SYSTEM WITH THE BONA VISTA WATER DISTRICT.
17. ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
18. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL A NOTICE OF TERMINATION IS APPROVED BY AND ISSUED BY THE STATE FOR THIS PROJECT.
19. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
20. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
22. ALL GATE VALVES SHALL BE LOCATED PER BONA VISTA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
23. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, HARDWARE, LABOR, ETC. TO CONSTRUCT VERTICAL AND HORIZONTAL BENDS IN PIPE AS NEEDED TO MEET THE REQUIRED GRADES, ALIGNMENTS AND COVER REQUIREMENTS.
24. ALL AIR RELEASE VALVES SHALL BE INSTALLED AT THE CREST OF THE VERTICAL CURVATURE OF THE WATER LINE. CONTRACTOR SHALL RECORD ACTUAL LOCATION OF VALVES ON FIELD RECORD DRAWINGS.
25. THE CONTRACTOR SHALL SCHEDULE WITH PLEASANT VIEW CITY FOR SEWER AND WATER UTILITY INSPECTIONS PRIOR TO BACKFILLING.
26. ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, CHLORINATED AND APPROVED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.

[illegible]

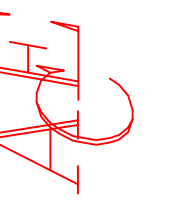
PROJECT TITLE
THE COPPERWOODS AT HARRISVILLE
PART OF THE SE QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBBER COUNTY
1956 NORTH HWY 89
HARRISVILLE, UTAH

DRAWING TITLE
INDEX SHEET

DATE : SEPT, 2021
DRAWING No.



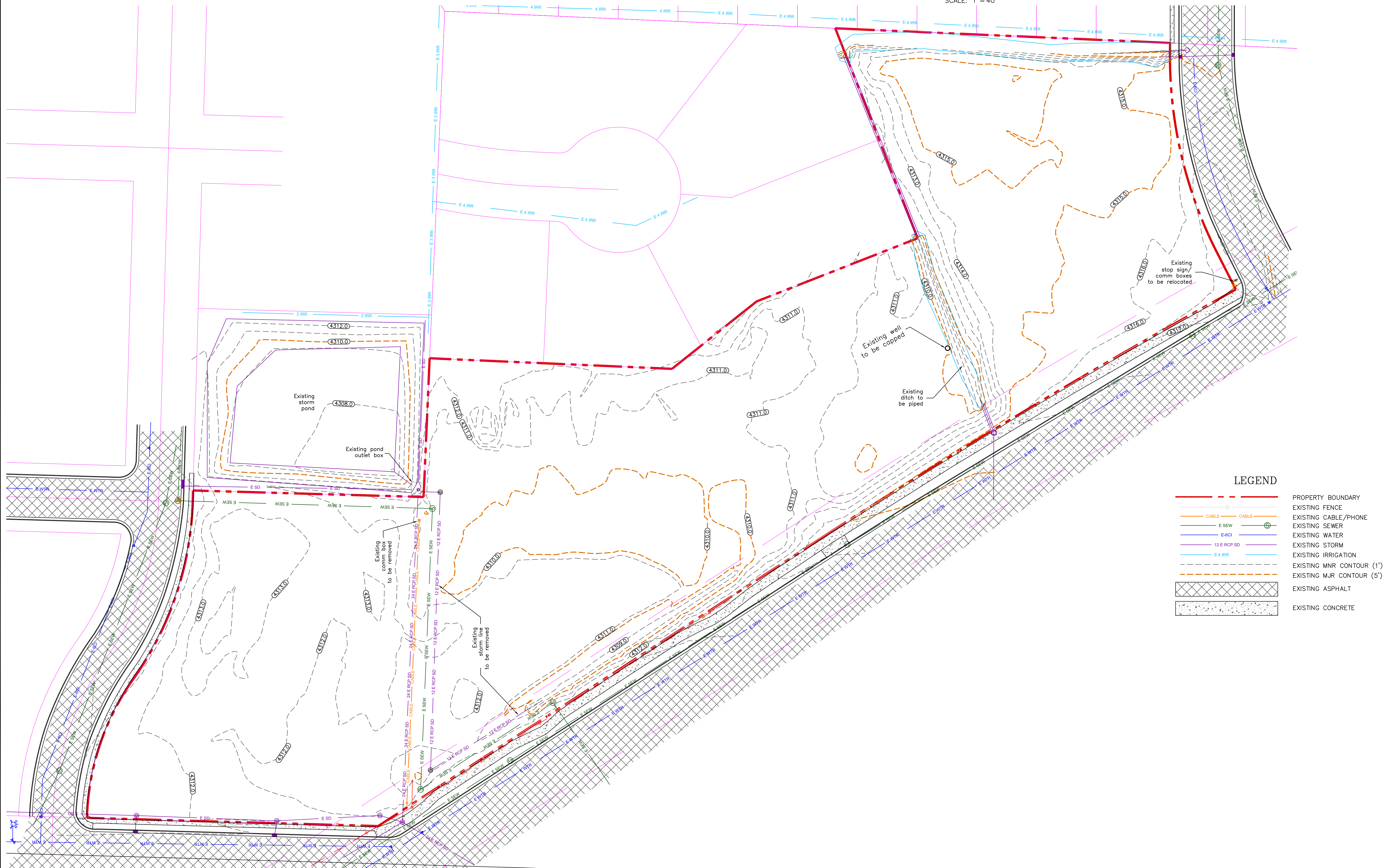
**ALLIANCE CONSULTING
ENGINEERS**
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

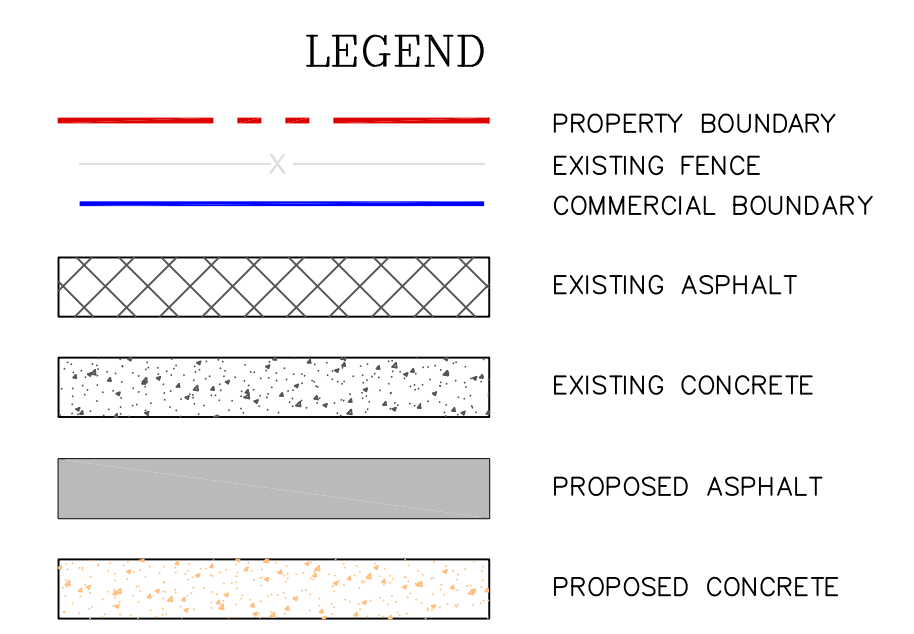
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THE COPPERWOODS AT HARRISVILLE	
PART OF THE S.W. QUARTER OF SECTION 31 TOWNSHIP 5S, RANGE 12E, COUNTY OF GARFIELD, STATE OF UTAH	
SALT LAKE BASE AND MERIDIAN	
WEBER COUNTY	
1956 NORTH HWY 89	
HARRISVILLE, UTAH	
DRAWING TITLE	EXIST/DENO PLAN

DATE : SEPT,2021

DRAWING No.

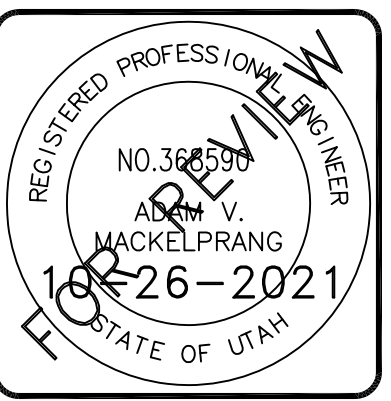




NOTES:

1. OWNER: DIRECT HOMES
2. TOTAL AREA: 6.28 ACRES
AREA WITH COMMERCIAL: 3.22 ACRES (51.27%)
OPEN SPACE: 2.61 ACRES
3. NUMBER OF PHASES: 1
5. PER THE FISH AND WILDLIFE WETLANDS MAPPER THERE ARE NO WETLANDS ON THE SITE.

TYPICAL LOT DIMENSION



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[illegible]

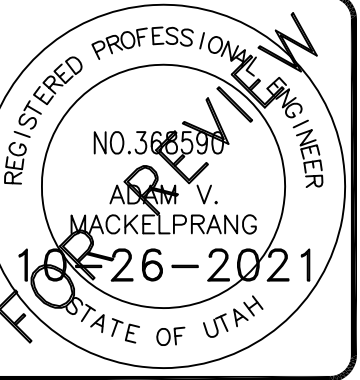
PROJECT TITLE	THE COPPERWOODS AT HARRISVILLE
DRAWING TITLE	SITE MASTERPLAN

DATE : SEPT,2021

DRAWING No. 3

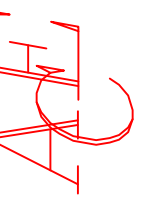
0 20 40
SCALE: 1" = 40'

- ① 3" ASPHALT OVER PROPERLY PREPARED BASE COURSE. DRAIN AS PER GRADING/DRAINAGE PLAN.
- ② THICKENED EDGE SIDEWALK
- ③ 4" CONCRETE SIDEWALK w/ 4" GRAVEL BASE PER CITY STANDARD
- ④ PAINTED PARKING LOT STRIPING.
- ⑤ ADA RAMP W/ HANDICAPPED RESERVED PARKING SIGN--MOUNTED ON BUILDING OR POLE
- ⑥ HANDICAP LABEL
- ⑦ 6" HIGH BACK CURB
- ⑧ 2.5' OUTFLOW CURB
- ⑨ 12" RIBBON CURB
- ⑩ 2.5' INFLOW CURB
- ⑪ PARKING BUMPER OR EQUIVALENT
- ⑫ 7" THICK APPROACH AND SIDEWALK
- ⑬ NEW SIGN (OM3-L,12"x36") ON FLEXIBLE POST



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(435)755-5121
alliance@logan.ydaho.com



REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

PROJECT TITLE

THE COPPERWOODS AT HARRISVILLE

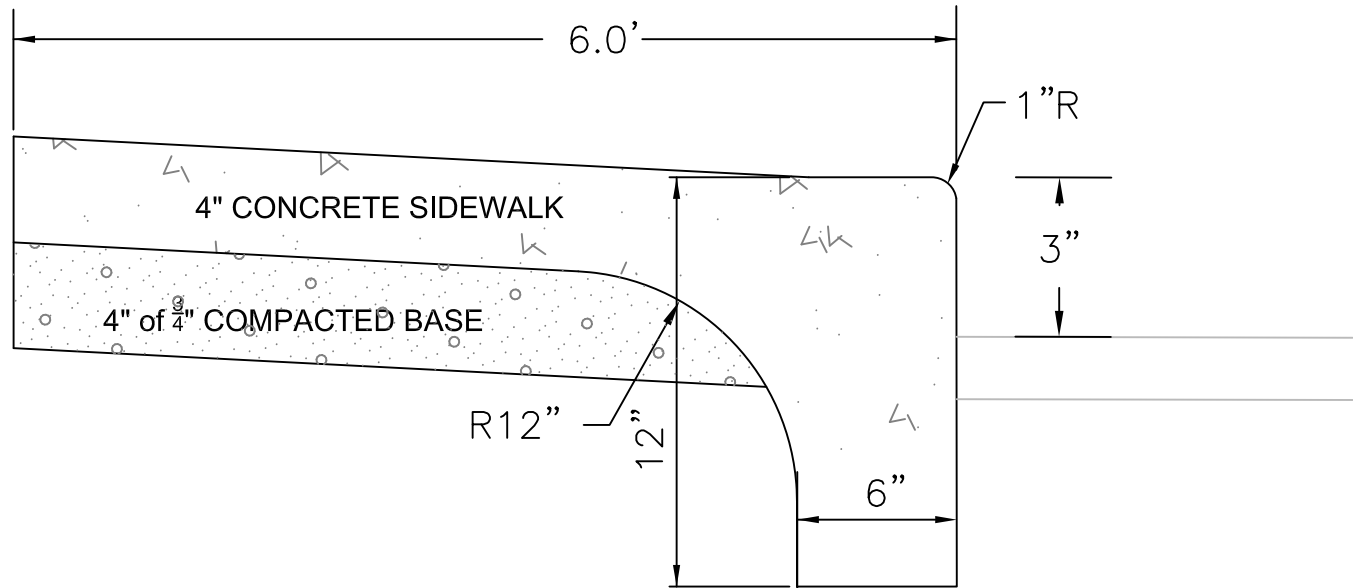
DRAWING TITLE

SITE DIMENSIONS

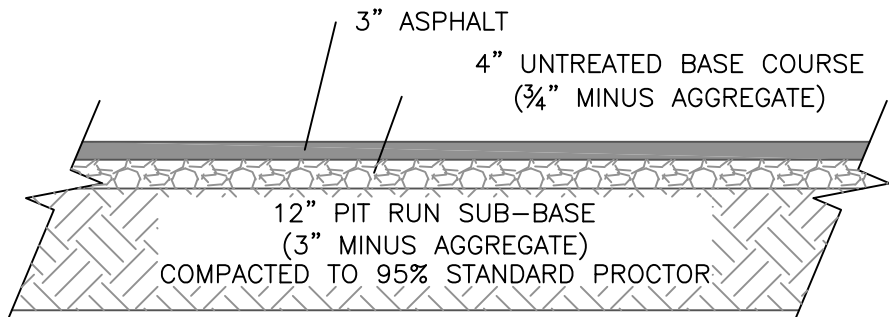
DATE : SEPT,2021

DRAWING NO.

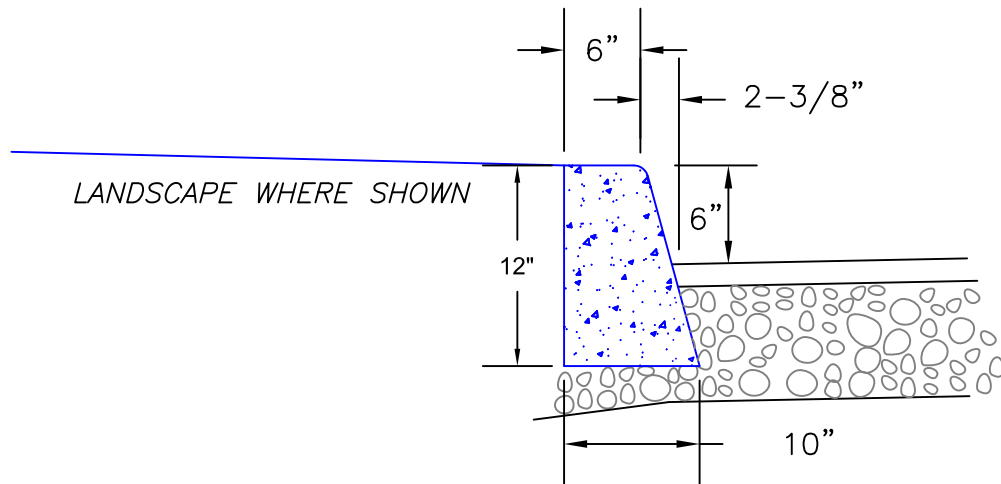
THE COPPERWOODS
AT HARRISVILLE
SITE DETAILS



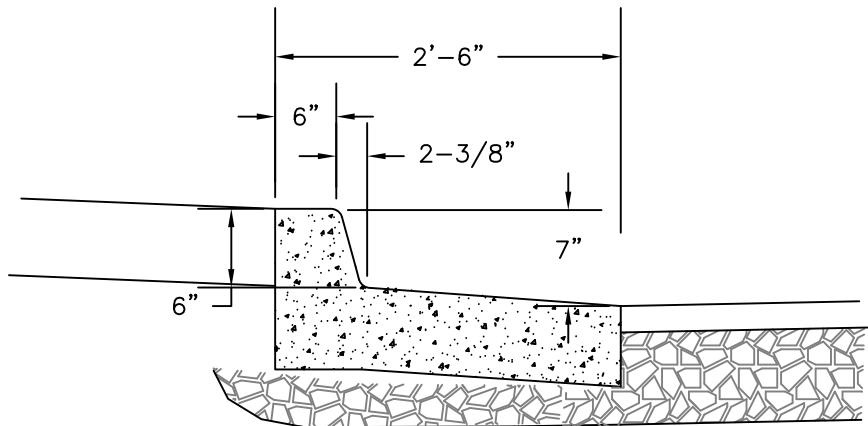
SIDEWALK WITH THICKENED EDGE
NOT TO SCALE



PARKING PAVEMENT SECTION
NOT TO SCALE

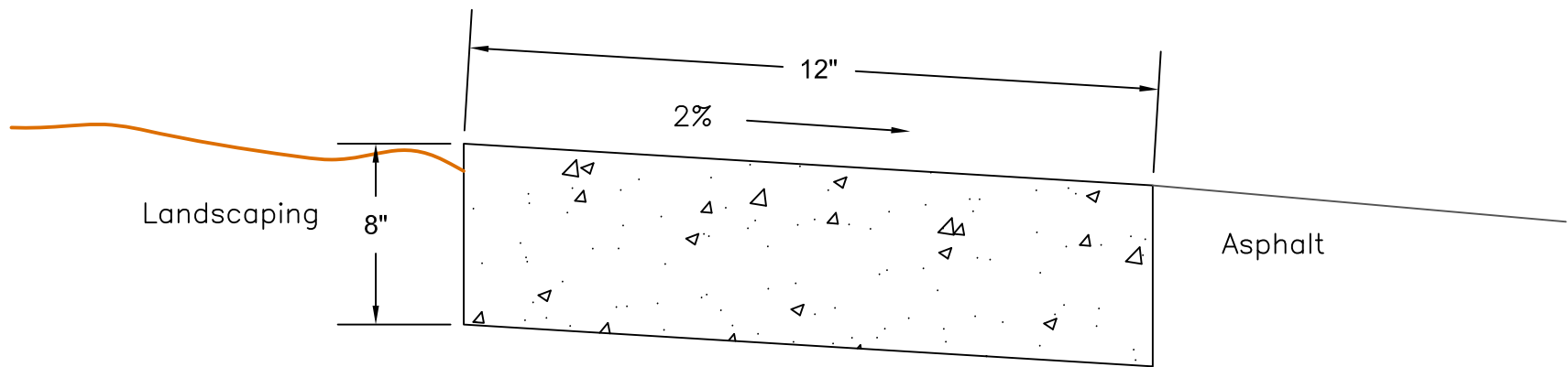


6" HIGH BACK CURB DETAIL
NOT TO SCALE

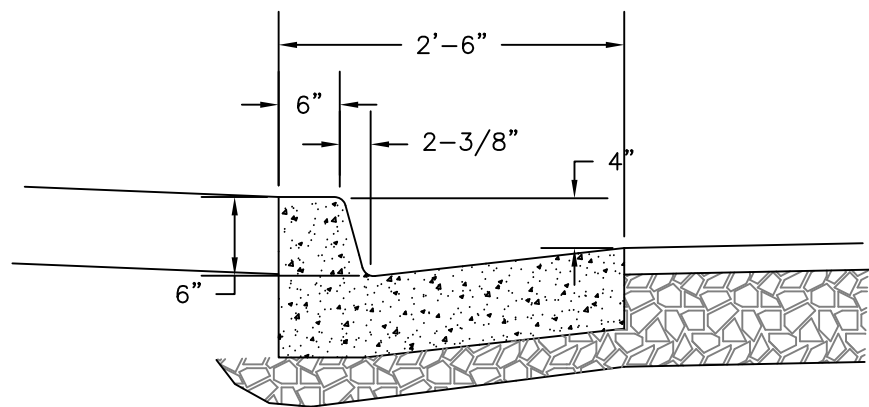


- NOTES:
1. Contraction joints 10 feet on center to a depth of 1/4 the curb.
 2. Expansion joints with premolded filler 150 feet on center.
 3. Exposed concrete surface to have a light broom finish.

OUTFLOW CURB AND GUTTER DETAIL

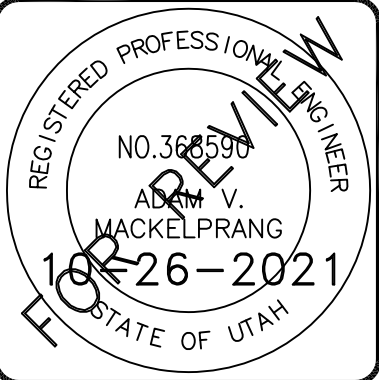


12" RIBBON CURBING
NOT TO SCALE
5' transition to standard TBC

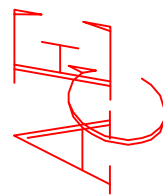


- NOTES:
1. Contraction joints 10 feet on center to a depth of 1/4 the curb.
 2. Expansion joints with premolded filler 150 feet on center.
 3. Exposed concrete surface to have a light broom finish.

INFLOW CURB AND GUTTER DETAIL



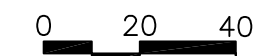
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LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com



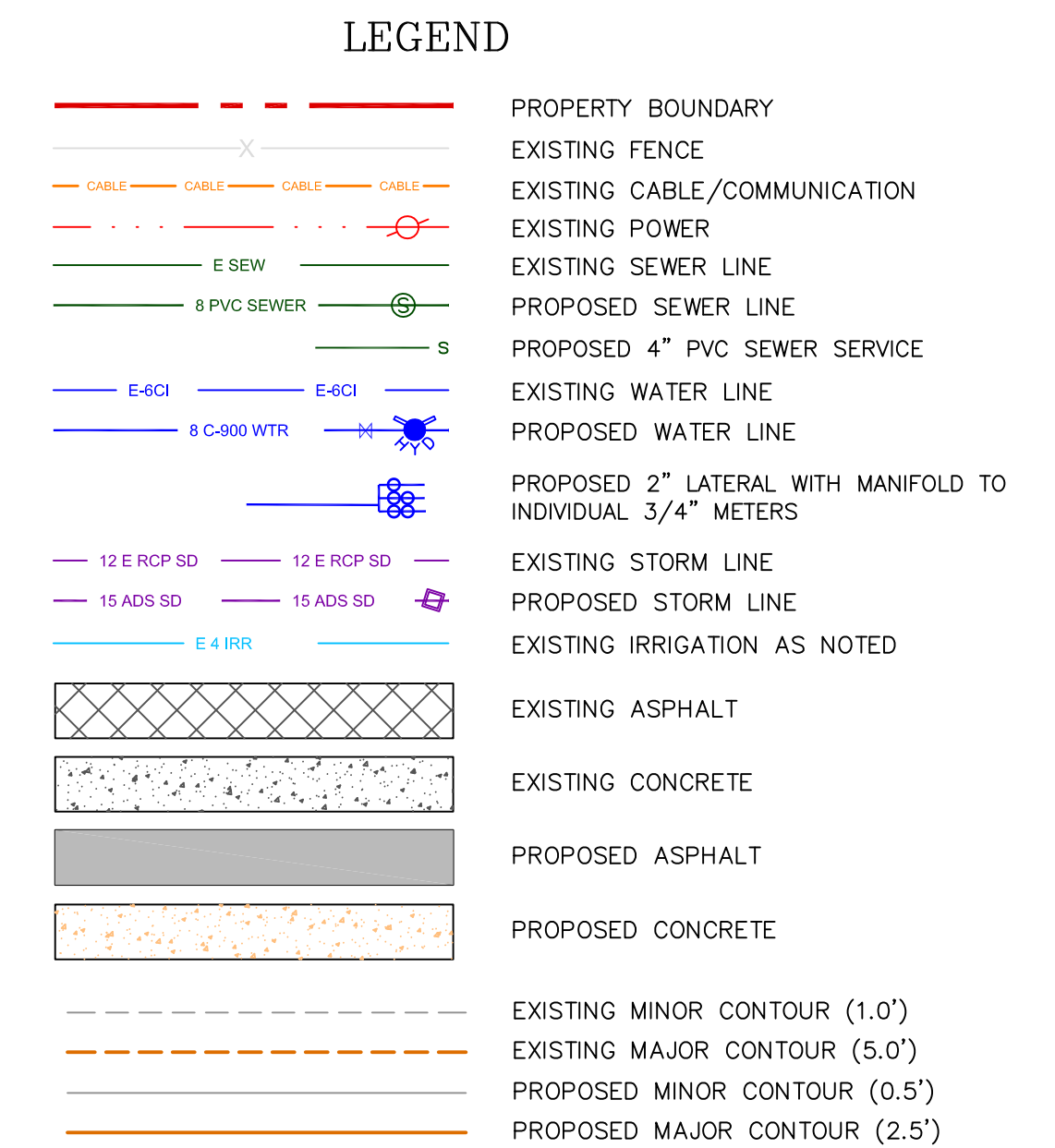
No.	REVISIONS / SUBMISSIONS	DATE	DRAWN :	PROJECT NO. :
			REVIEWED :	CAD FILE :

PROJECT TITLE	THE COPPERWOODS AT HARRISVILLE	DRAWING TITLE	SITE DETAILS

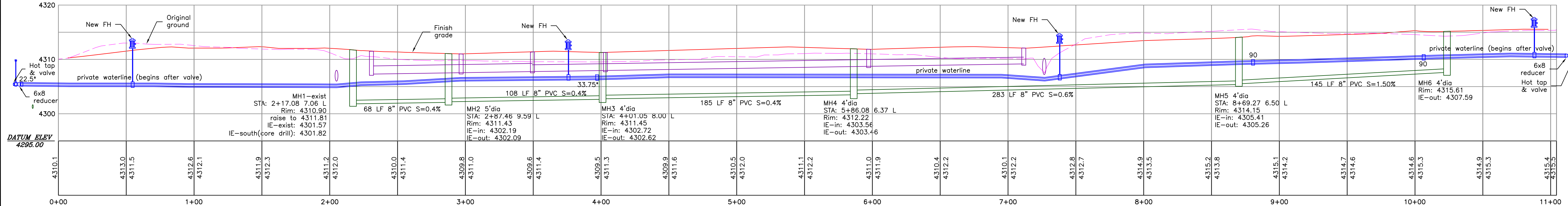
18-26-2021



SCALE: 1"= 40' _HORIZONTAL
SCALE: 1"= 10' _VERTICAL



NOTES
1—CONTRACTOR TO MAINTAIN 18" OF VERTICAL CLEARANCE BETWEEN
SEWER AND WATER
2—WATERLINE INSIDE THE PROJECT IS PRIVATE. BONA VISTA WATER
WILL ONLY MAINTAIN METERS.
3—SECONDARY WATER TO BE SUPPLIED BY PINEVIEW IRRIGATION.

[illegible]

THE COPPERWOODS
AT HARRISVILLE

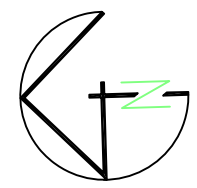
UTILITY PLAN

DATE : SEPT,2021

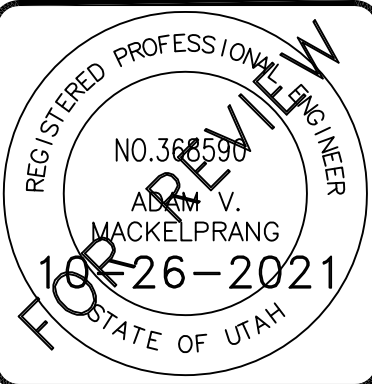
DRAWING No. 6

NOTES: CALCULATIONS AND POND SIZES HAVE NOT BEEN SUBMITTED AT THIS TIME. IT IS THE DEVELOPERS PLAN TO UTILITY THE EXISTING POND ALONG 2150 NORTH ALONG WITH TWO NEW PONDS TO HANDLE THE RUNOFF FOR THIS DEVELOPMENT. THE DEVELOPER IS WORKING ON GETTING INFORMATION ON THE EXISTING POND IN ORDER TO DETERMINE THE INCREASE IN SIZE NEEDED.

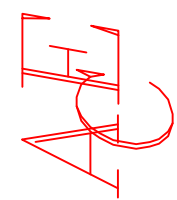
THE COPPERWOODS
AT HARRISVILLE
DRAINAGE PLAN



0 20 40
SCALE: 1"= 40'



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alliancelogan@yahoo.com

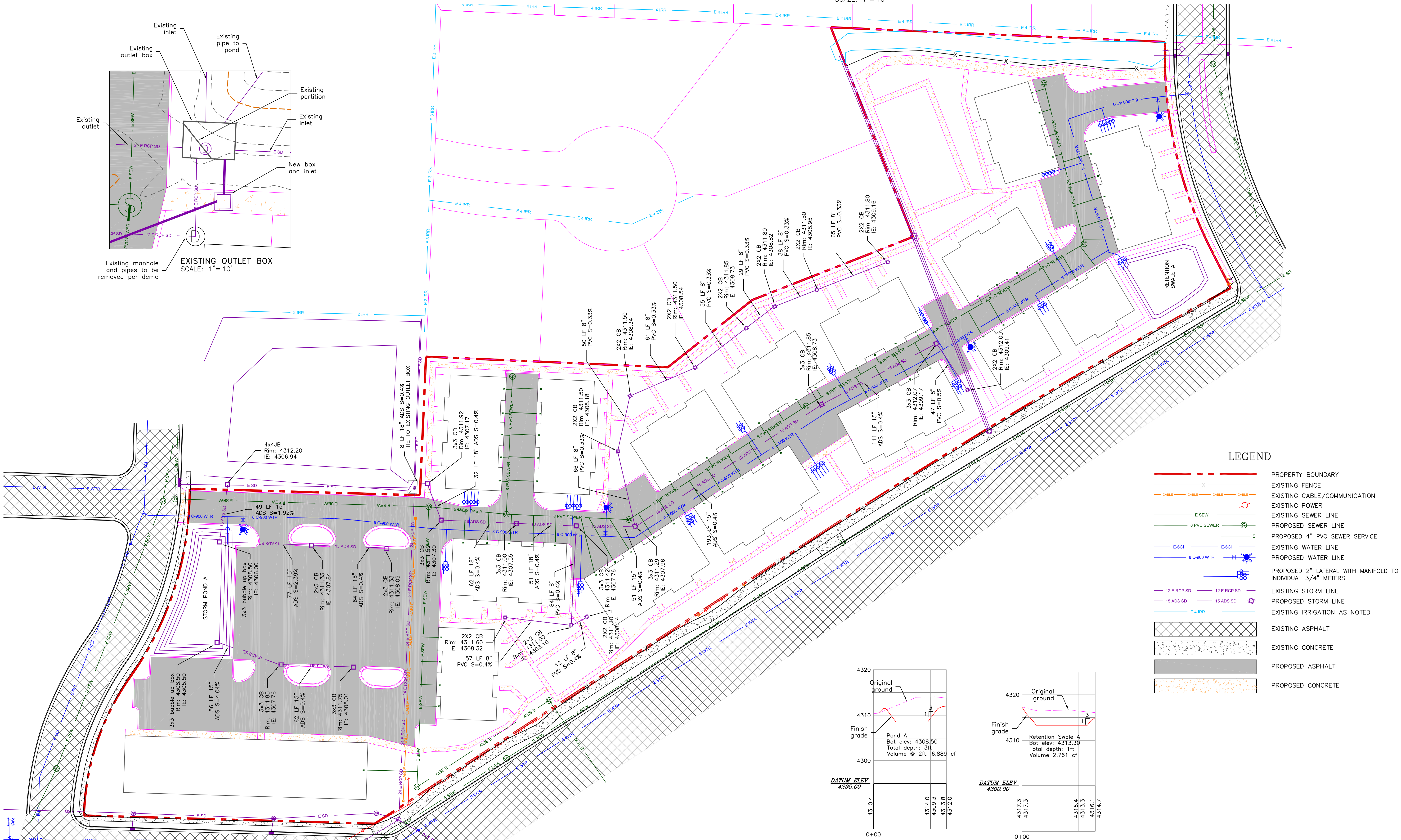


NO.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :	DRAWN :	PROJECT NO. :
CAD FILE :		

PROJECT TITLE	DRAWING TITLE
THE COPPERWOODS AT HARRISVILLE	DRAINAGE PLAN

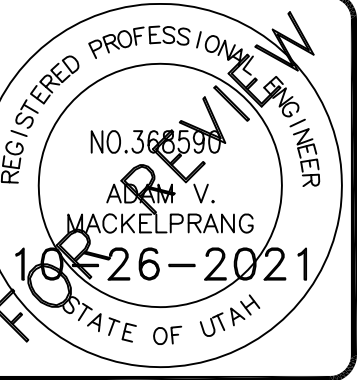
DATE : SEPT,2021
DRAWING No. 8



This technical site plan illustrates the layout of a building complex, including various rooms, corridors, and elevations. The plan is characterized by numerous numerical labels for elevations (e.g., 4312.05, 4313.20) and room identifiers (e.g., FFE 4313.20, FFE 4313.45). The drawing uses color-coded lines (red, orange, purple) to delineate different areas and features. A grid system is visible in the bottom right corner.

Key features and labels include:

- Room Identifiers:** FFE 4313.20, FFE 4313.45, FFE 4313.55, FFE 4313.75, FFE 4315.40, FFE 4315.70, FFE 4316.50, FFE 4316.75, FFE 4317.00, FFE 4317.20, FFE 4317.40, FFE 4317.60, FFE 4317.80, FFE 4318.00, FFE 4318.20, FFE 4318.40, FFE 4318.60, FFE 4318.80, FFE 4319.00, FFE 4319.20, FFE 4319.40, FFE 4319.60, FFE 4319.80, FFE 4320.00, FFE 4320.20, FFE 4320.40, FFE 4320.60, FFE 4320.80, FFE 4321.00, FFE 4321.20, FFE 4321.40, FFE 4321.60, FFE 4321.80, FFE 4322.00, FFE 4322.20, FFE 4322.40, FFE 4322.60, FFE 4322.80, FFE 4323.00, FFE 4323.20, FFE 4323.40, FFE 4323.60, FFE 4323.80, FFE 4324.00, FFE 4324.20, FFE 4324.40, FFE 4324.60, FFE 4324.80, FFE 4325.00, FFE 4325.20, FFE 4325.40, FFE 4325.60, FFE 4325.80, FFE 4326.00, FFE 4326.20, FFE 4326.40, FFE 4326.60, FFE 4326.80, FFE 4327.00, FFE 4327.20, FFE 4327.40, FFE 4327.60, FFE 4327.80, FFE 4328.00, FFE 4328.20, FFE 4328.40, FFE 4328.60, FFE 4328.80, FFE 4329.00, FFE 4329.20, FFE 4329.40, FFE 4329.60, FFE 4329.80, FFE 4330.00, FFE 4330.20, FFE 4330.40, FFE 4330.60, FFE 4330.80, FFE 4331.00, FFE 4331.20, FFE 4331.40, FFE 4331.60, FFE 4331.80, FFE 4332.00, FFE 4332.20, FFE 4332.40, FFE 4332.60, FFE 4332.80, FFE 4333.00, FFE 4333.20, FFE 4333.40, FFE 4333.60, FFE 4333.80, FFE 4334.00, FFE 4334.20, FFE 4334.40, FFE 4334.60, FFE 4334.80, FFE 4335.00, FFE 4335.20, FFE 4335.40, FFE 4335.60, FFE 4335.80, FFE 4336.00, FFE 4336.20, FFE 4336.40, FFE 4336.60, FFE 4336.80, FFE 4337.00, FFE 4337.20, FFE 4337.40, FFE 4337.60, FFE 4337.80, FFE 4338.00, FFE 4338.20, FFE 4338.40, FFE 4338.60, FFE 4338.80, FFE 4339.00, FFE 4339.20, FFE 4339.40, FFE 4339.60, FFE 4339.80, FFE 4340.00, FFE 4340.20, FFE 4340.40, FFE 4340.60, FFE 4340.80, FFE 4341.00, FFE 4341.20, FFE 4341.40, FFE 4341.60, FFE 4341.80, FFE 4342.00, FFE 4342.20, FFE 4342.40, FFE 4342.60, FFE 4342.80, FFE 4343.00, FFE 4343.20, FFE 4343.40, FFE 4343.60, FFE 4343.80, FFE 4344.00, FFE 4344.20, FFE 4344.40, FFE 4344.60, FFE 4344.80, FFE 4345.00, FFE 4345.20, FFE 4345.40, FFE 4345.60, FFE 4345.80, FFE 4346.00, FFE 4346.20, FFE 4346.40, FFE 4346.60, FFE 4346.80, FFE 4347.00, FFE 4347.20, FFE 4347.40, FFE 4347.60, FFE 4347.80, FFE 4348.00, FFE 4348.20, FFE 4348.40, FFE 4348.60, FFE 4348.80, FFE 4349.00, FFE 4349.20, FFE 4349.40, FFE 4349.60, FFE 4349.80, FFE 4350.00, FFE 4350.20, FFE 4350.40, FFE 4350.60, FFE 4350.80, FFE 4351.00, FFE 4351.20, FFE 4351.40, FFE 4351.60, FFE 4351.80, FFE 4352.00, FFE 4352.20, FFE 4352.40, FFE 4352.60, FFE 4352.80, FFE 4353.00, FFE 4353.20, FFE 4353.40, FFE 4353.60, FFE 4353.80, FFE 4354.00, FFE 4354.20, FFE 4354.40, FFE 4354.60, FFE 4354.80, FFE 4355.00, FFE 4355.20, FFE 4355.40, FFE 4355.60, FFE 4355.80, FFE 4356.00, FFE 4356.20, FFE 4356.40, FFE 4356.60, FFE 4356.80, FFE 4357.00, FFE 4357.20, FFE 4357.40, FFE 4357.60, FFE 4357.80, FFE 4358.00, FFE 4358.20, FFE 4358.40, FFE 4358.60, FFE 4358.80, FFE 4359.00, FFE 4359.20, FFE 4359.40, FFE 4359.60, FFE 4359.80, FFE 4360.00, FFE 4360.20, FFE 4360.40, FFE 4360.60, FFE 4360.80, FFE 4361.00, FFE 4361.20, FFE 4361.40, FFE 4361.60, FFE 4361.80, FFE 4362.00, FFE 4362.20, FFE 4362.40, FFE 4362.60, FFE 4362.80, FFE 4363.00, FFE 4363.20, FFE 4363.40, FFE 4363.60, FFE 4363.80, FFE 4364.00, FFE 4364.20, FFE 4364.40, FFE 4364.60, FFE 4364.80, FFE 4365.00, FFE 4365.20, FFE 4365.40, FFE 4365.60, FFE 4365.80, FFE 4366.00, FFE 4366.20, FFE 4366.40, FFE 4366.60, FFE 4366.80, FFE 4367.00, FFE 4367.20, FFE 4367.40, FFE 4367.60, FFE 4367.80, FFE 4368.00, FFE 4368.20, FFE 4368.40, FFE 4368.60, FFE 4368.80, FFE 4369.00, FFE 4369.20, FFE 4369.40, FFE 4369.60, FFE 4369.80, FFE 4370.00, FFE 4370.20, FFE 4370.40, FFE 4370.60, FFE 4370.80, FFE 4371.00, FFE 4371.20, FFE 4371.40, FFE 4371.60, FFE 4371.80, FFE 4372.00, FFE 4372.20, FFE 4372.40, FFE 4372.60, FFE 4372.80, FFE 4373.00, FFE 4373.20, FFE 4373.40, FFE 4373.60, FFE 4373.80, FFE 4374.00, FFE 4374.20, FFE 4374.40, FFE 4374.60, FFE 4374.80, FFE 4375.00, FFE 4375.20, FFE 4375.40, FFE 4375.60, FFE 4375.80, FFE 4376.00, FFE 4376.20, FFE 4376.40, FFE 4376.60, FFE 4376.80, FFE 4377.00, FFE 4377.20, FFE 4377.40, FFE 4377.60, FFE 4377.80, FFE 4378.00, FFE 4378.20, FFE 4378.40, FFE 4378.60, FFE 4378.80, FFE 4379.00, FFE 4379.20, FFE 4379.40, FFE 4379.60, FFE 4379.80, FFE 4380.00, FFE 4380.20, FFE 4380.40, FFE 4380.60, FFE 4380.80, FFE 4381.00, FFE 4381.20, FFE 4381.40, FFE 4381.60, FFE 4381.80, FFE 4382.00, FFE 4382.20, FFE 4382.40, FFE 4382.60, FFE 4382.80, FFE 4383.00, FFE 4383.20, FFE 4383.40, FFE 4383.60, FFE 4383.80, FFE 4384.00, FFE 4384.20, FFE 4384.40, FFE 4384.60, FFE 4384.80, FFE 4385



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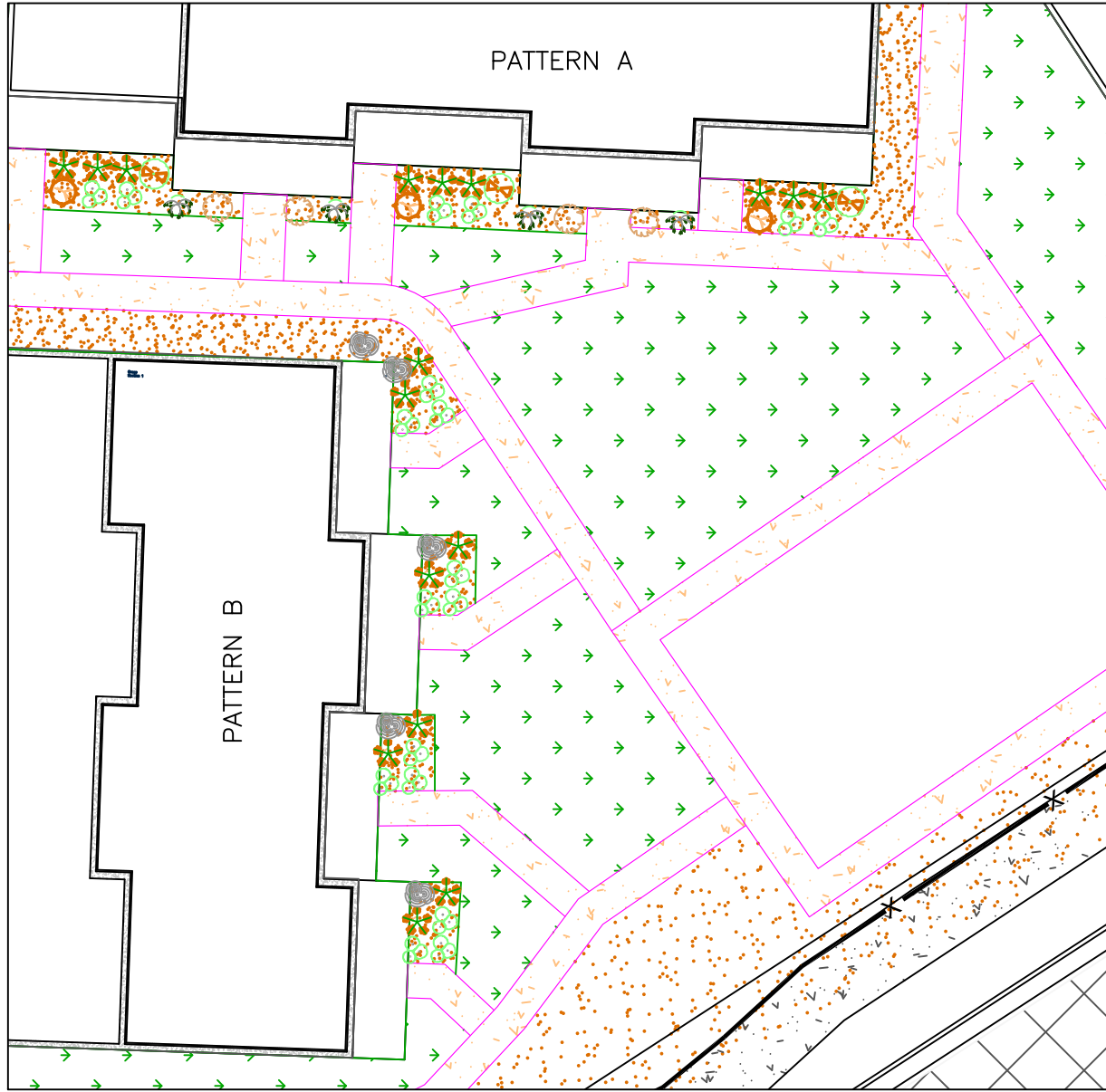
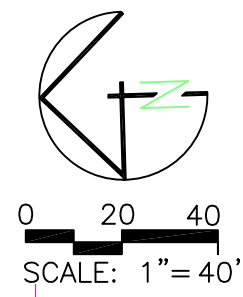
THE COPPERWOODS
AT HARRISVILLE

GRADING PLAN

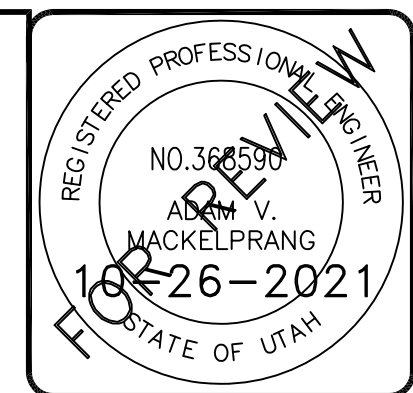
DATE : SEPT,2021

DRAWING No. 9

THE COPPERWOODS
AT HARRISVILLE



- LEGEND
- TRI COLOR BEECH TREE (8)
 - MIMOSA TREE (12)
 - NORTHERN RED OAK (5)
 - JAPANESE MAPLE (8)
 - TULIP TREE (5)
 - CHITALPA (7)
 - AMUR MAPLE (6)
 - JAPANESE TREE LILAC (8)
 - DIANA JAPANESE LARCH (5)
 - JADE BUTTERFLY MAIDENHAIR TREE (15)
 - FEATHER REED GRASS 'EL DORADO'
 - LARGE BLUE FESCUE
 - DAYLILY 'ADVANCED PARTY'
 - DAYLILY 'GOING BANANAS'
 - HOLLYHOCKS ALCEA ROSEA 'HALO BLUSH'
 - BURNING BUSH
 - HYDRANGEA 'OAK LEAF'
 - COREOPSIS GRANDIFLORA 'YELLOW'
 - BUTTERFLY WEED 'ORANGE'
 - BALLOON FLOWER 'BLUE'
- NEW GRASS (64,446 sf)
- NEW BARK/GRAVEL W/ WEED BARRIER



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(435)755-5121
alliancelogan@yahoo.com

ACF

No.	REVISIONS / SUBMISSIONS	DATE	DRAWN :	PROJECT NO. :
			REVIEWED :	CAD FILE :

PROJECT TITLE
THE COPPERWOODS
AT HARRISVILLE

DRAWING TITLE
LANDSCAPE PLAN

DATE : SEPT, 2021

DRAWING No. 10



Conditional Use Application

Date / Time

11/23/2021

Phone Number

801-564-1486

Applicant's Address

2496 N 500 W

State

UT

Property Owner's Name

Ricardo Negrete

Present Zoning of Property

R-1-10

Full Name

Ricardo Negrete

Email Address

ricardonegrete@mail.weber.edu

City

Harrisville

Zip Code

84414

Harrisville Property Address

2496 N 500 W

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

Not applicable

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

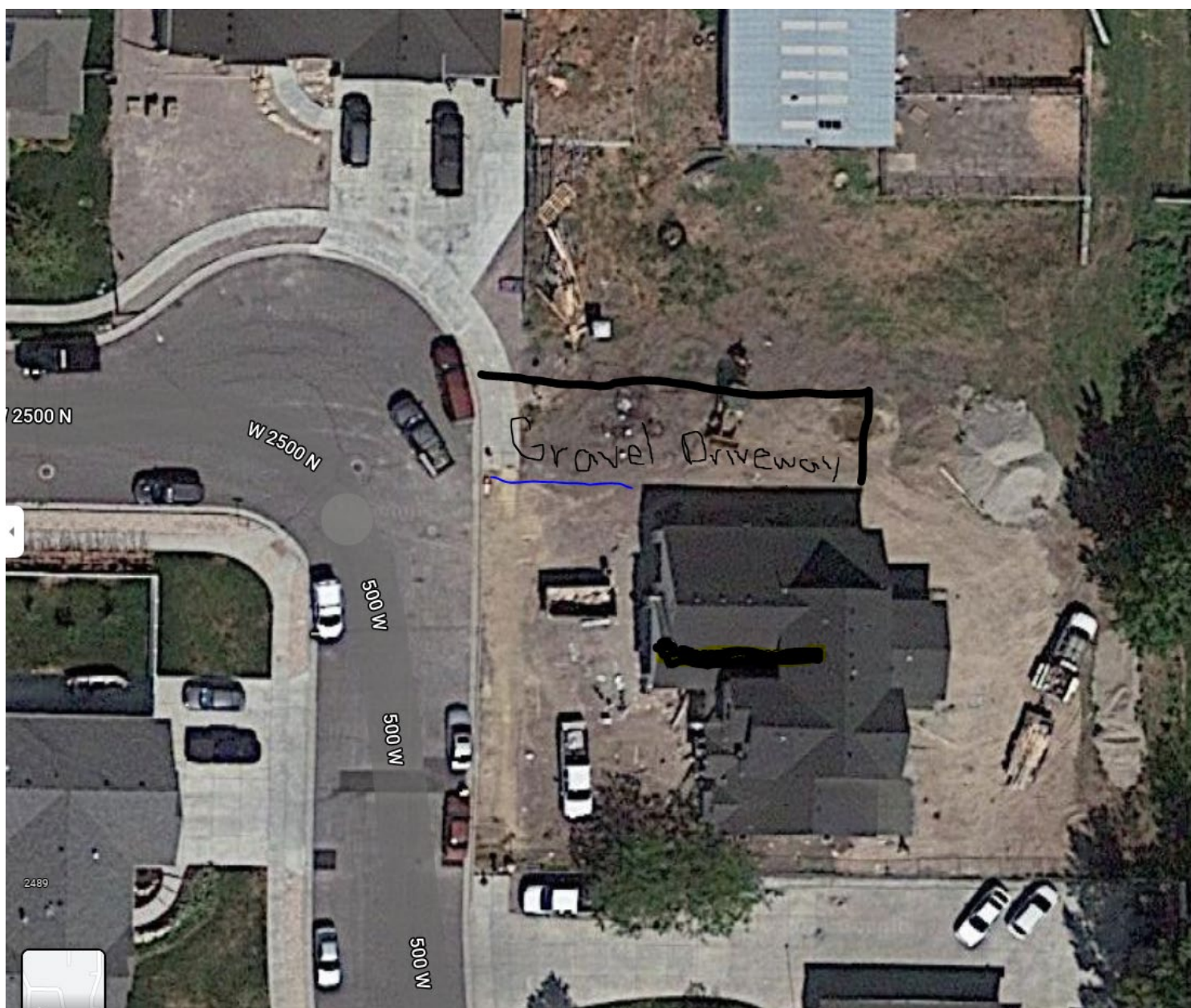
Bookkeeping and tax service business. New technology and software has made it possible to do bookkeeping and taxes virtually. However, some occasional appointments will be needed at times.

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)**Applicant's Signature**

Customers Information

Company Name

Negretes and Associates Accounting



11.18.050 Basis For Issuance Of Conditional Use Permit

The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:
 - a. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts;
 - b. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
 - i. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street;
 - ii. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
 - iii. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
 - c. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties;
 - d. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses;
 - e. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and
 - f. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses.
2. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in;
3. That the proposed location does not have any unresolved actual or alleged violations of the municipal code.

4. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City.
5. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

HISTORY

Repealed & Reenacted by Ord. [372](#) on 7/14/2005

Amended by Ord. [441](#) on 9/27/2011

Pumps, filters, and other mechanical equipment used to operate the pool shall also comply with the minimum setback requirements.

- c. Access to the pool from other properties or the front yard of the dwelling is to be restricted by a minimum five foot tall fence which restricts passage of a human through the fence or a combination of building and fence that provides such access restriction.

9. **Home occupation.** A home occupation is the use of a portion of a single family dwelling, and/or accessory building, for a business, office, daycare, preschool, personal services such as hair care, common trade, or crafts. The following conditions shall be met in order to obtain a home occupation:

- a. Any home occupation with visiting clientele requires a conditional use permit.
- b. The employees at a home occupation site are limited to those who reside at the dwelling where the home occupation occurs with the exception of a preschool and deliveries.
- c. The dwelling is the primary residence and no more than twenty-five (25%) percent of the floor space of the dwelling is devoted solely to the home occupation, excepting daycare.
- d. There is no out door storage of any materials.
- e. There is no vehicle or trailer repair or body work of any kind and no parking or placement of vehicles which are being repaired.
- f. All work of the home occupation occurs in an enclosed structure.
- g. There is no wholesale or retail sales of products, actual product display or warehousing of product directly from the home or accessory building except those items that are created on the property or from a common trade or craft.
- h. No offensive noise, vibration, smoke, dust, odor, heat, or glare shall be produced and activities shall not include any activities which create a nuisance or hazard.
- i. The home occupation is limited to hours of operation between 7 a.m. and 10 p.m.
- j. Daycare is limited to a maximum of eight (8) children at anyone time who do not live in the dwelling between the hours of 6 a.m. and 10 p.m.
- k. Preschool in a residence that operates four (4) or less hours per day, per session, up to two (2) sessions per day, and teaches more than nine (9) children, but not more than fourteen (14) children, plus supervisory personnel. The preschool area of the home shall also conform to the applicable standards of any building code.
- l. All home occupations shall comply with all acceptable State codes and licensing requirements as well as have a home occupation business license from Harrisville City.
- m. All home occupations shall comply with all health building and fire codes and regulations for the particular use on the property.
- n. No home occupation, specifically trades and crafts, shall interfere with the predominately residential purpose and uses of the residential zone where a home occupation is to be located.
- o. Notwithstanding the provisions of this section, the following are not considered home occupations requiring a permit or license:
 - i. Typical and occasional babysitting.
 - ii. Neighborhood yard care.
 - iii. Lemonade stands and similar stands operated by youth.

iv. Newspaper, delivery, and other such services.

v. Occasional garage or yard sales not to exceed four (4) times per year, per residence.

10. Residential facility for persons with a disability. This provision is to avoid discrimination in housing against persons with disabilities as provided in state and federal fair housing acts. A residential facility for persons with a disability shall be permitted in any zone where a dwelling unit is a permitted use provided it is consistent with land use regulations of a single family residential dwelling and conforms with the following requirements:

- a. The dwelling is occupied on a 24-hour per day basis by persons with a disability in a family-type arrangement and under the 24-hour supervision of resident managers as required to maintain, monitor and serve those persons residing in the facility.
- b. The facility is licensed by and conforms to all applicable standards and requirements of the Department of Human Services or the Department of Health and such license is presented to the city prior to occupancy of the facility.
- c. No person with a history of violent behavior who constitutes a direct threat to the health or safety of other individuals or which result in substantial physical damage to the property of others shall be placed in a residential facility for persons with a disability.
- d. Placement in a residential facility for persons with a disability shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- e. The facility shall meet all building, safety, and health ordinances applicable to similar dwellings.
- f. residential facility for persons with a disability that occupies an existing dwelling must do so without structural or landscaping alternations that would change the structure's residential character and make it out of character in design with the other dwellings in the neighborhood.
- g. New construction of a building for a residential facility for persons with a disability in a residential zone is required to meet the same land use regulations for single family dwellings regarding setbacks, height, building size, building design and materials, and parking coverage and location. The design shall have the appearance of a single family dwelling in order to not create a fundamental change in the character of the residential neighborhood.
- h. A minimum of two off-street parking spaces shall be required per facility
- i. No residential facility for persons with a disability which has more than four residents shall be established or maintained within 3/4 mile radius of another residential facility for the disabled or elderly.
- j. The use granted and permitted by this subsection is non-transferrable and terminates if the structure is devoted to a use other than as a residential facility for persons with disability or if the structure fails to comply with the ordinances adopted under this subsection, the license or certification issued by the department of Human Services of the department of Health terminates or is revoked, or the facility fails to comply with the regulations of this provision.
- k. These facilities must be licensed by the City Business License Department with the original license and any renewals thereof subject to the prior approval and inspection of the Weber County Health Department.