



HARRISVILLE CITY

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

PLANNING
COMMISSION:

Kevin Shakespeare
Nathan Averill
Chad Holbrook
Brenda Nelson
Bill Smith
Brad Elmer

Harrisville City Planning Commission Harrisville City Offices Wednesday, March 8, 2023

AGENDA

Join Zoom Meeting

<https://www.youtube.com/@HarrisvilleCity1962>

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission minutes from February 8, 2023.
3. **PUBLIC HEARING** – the Harrisville Planning Commission will hold a public hearing on March 8, 2023 at 7:00 p.m., in the Harrisville City Legislative Chambers located at 363 West Independence Blvd, Harrisville, Utah, to take public comment for and against the proposed Harrisville Ordinance (TBD) – Mixed-Use Residential Zone for Weber County Parcel 11-033-0087 located at approximately 125 West 1100 North.
4. **PUBLIC COMMENTS - (3 minute maximum)**
5. **COMMISSION/STAFF FOLLOW-UP.**
6. **ADJOURN.**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.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 Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, February 8, 2023-7:00PM

Commissioners: Kevin Shakespeare, Chair

Nathan Averill

Chad Holbrook

William Smith

Brenda Nelson

Staff: Jennie Knight (City Administrator)

Justin Shinsel (Public Works Director)

Jack Fogal (City Staff)

Excused: Brad Elmer

Visitors: Michelle Tait, Arnold Tait, Blaine Barrow, Doug Russell, Deane Moss, Dugan Frehner, Greg Montgomery.

1. Call To Order

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

2. Consent Items

Approval of the Planning Commission Minutes of January 11, 2023

MOTION: Commissioner Smith motioned to approve the Planning Commission Minutes of January 11, 2023 as written, second by Commissioner Holbrook.

The vote on the motion was as follows:

Chair Shakespeare, Yes

Commissioner Averill, Yes

Commissioner Holbrook, Yes

Commissioner Smith, Yes

Commissioner Nelson, Yes

The motion passed unanimously.

3. Business Items

- a. Discussion/possible action to grant approval for a Conditional Use Permit for the proposed Public Works Facility located at approximately 1750 North 750 West.**

Jennie Knight explained the Conditional Use Permit is required for the construction of the Public Works Facility. She presented information from the Staff Memo dated February 2, 2023. The total city owned property is about 12 acres with the Public Works Building developing approximately 3 acres of the property. The intent of selling the old Public Works Building was to allow the developer of the Dixon Creek project to line up access with Lockwood Street across Washington Blvd for access to their new development. In November, the City brought in SIRQ for Construction Management/General Contractor knowledge and assessment. She explained we are at the point in the process for issuance of conditional permit. She also pointed out in the most recent site plan, we were able to identify areas that could be reduced and phasing for the construction process. She explained staff, with the assistance of the architectural firm, has given consideration of the impact to residents on 750 West. With this in mind plans have been pulled to the south to address impact on the residents. Additionally, the admin building was pulled to the west for more prominent focus when traveling down 750 West. The main traffic flow and access will be on the north and east side of the admin building. The proposed development will include a new local street where most of the traffic will be directed. Improvements for curb, gutter and sidewalk on 750 West will be deferred until the city receives future funding. Commissioner Holbrook asked if we have a timeline for the future funding. Jennie Knight answered we do not have a time line at this point, it can take several years of application before funding is granted.

Jennie Knight explained we do not expect a large influx of clientele to this location because we do not collect utility billing. The Public Works will not have the same traffic patterns as City Hall. The main hours of operation will be 6:30am to 4pm Monday-Friday with exceptions for snow removal and emergency operations. This is an added benefit for residents on 750 West because resources will be readily available due to the close proximity of the location. Exterior building materials will meet city code for architectural design standards. There have been some community concerns such as storage of outside equipment and light pollution. The storage area will be part of phase two which will be screened and equipment will be stored inside. The exterior lighting and signage will also be within municipal code. The Architectural firm has considered low to the ground lights and other options to mitigate light pollution. Jennie Knight explained we want to set a standard for future growth and development in the city.

The proposed use is consistent with the City's general plan as well as the future transportation plan. There are no prior or current violations to existing city code with the proposed property and the development will also include a storm water detention plan. Commissioner Holbrook asked where the storm water retention will be. Justin Shinsel explained right now it will in the landscaped areas for a temporary time until a more permanent solution can be constructed in futures phases.

Commissioner Holbrook asked when future phases that include the City Hall, will it have its own retention basin. Justin Shinsel confirmed explaining there will be an irrigation pond to the north developed on the property. The plan is to use the basin as a dual-purpose retention and irrigation pond. Commissioner Averill asked if there is any concern of flooding through the rest of the City property because of the property grade. Justin Shinsel responded no because the piping will be underground, and the elevation of the piping can be engineered to run into the pond. Commissioner Smith asked if these include the ponds on the golf course. Justin Shinsel explained no, they have been drained and abandoned. We also will not collect any Highway 89 water because UDOT's system will catch that. Commissioner Averill asked if there be sufficient detention by the storage area. Justin Shinsel responded yes, we should have enough detention to hold and then release when needed into the Western irrigation canal.

Commissioner Holbrook asked if the smaller footprint will meet our future needs. Justin Shinsel confirmed it will meet our current and future needs with room for expansion when necessary. He explained right now, we are in a single building with three bays. There is no backside entrance, only one access in and out. If there is an accident on Washington Blvd, we have no access. He explained we had some vandalism last week because trucks are under cover but not inside.

Recently at our current facility, someone cut the fence and vandalized two trucks. Commissioner Nelson asked if the building has cameras and will the new building have cameras. Justin Shinsel explained the current building does not, but the new building has cameras in the plans. Commissioner Holbrook asked what is on the neighboring properties of the old building. Justin Shinsel said a dance studio and residential buildings. Commissioner Holbrook asked if we received any complaints from them. Justin Shinsel said no and further explained we try to keep a very clean site by keeping things tidy and not leaving a mess. Commissioner Shakespeare asked due east of the current building across Washington is residential, have there been any complaints from them. Justin Shinsel said no we have had no complaints from them either. We will make minimal noise in the proposed new area especially compared to the train tracks.

MOTION: Commissioner Averill motioned to grant approval for a Conditional Use Permit for the proposed Public Works Facility located at approximately 1750 North 750 West with the conditions that we follow the mitigation recommended in the Staff Memo, second by Commissioner Holbrook.

The vote on the motion was as follows:

Chair Shakespeare, Yes
Commissioner Averill, Yes
Commissioner Holbrook, Yes
Commissioner Smith, Yes
Commissioner Nelson, Yes

The motion passed unanimously.

4. Public Comments

Chair Shakespeare opened the public comment period.

Commissioner Holbrook commented he liked the research and time put into the plan for the Public Works Facility and feels this will enhance the city and improve things. He appreciates the thoroughness of the preparation and addressing public concerns that have been brought up in previous meetings.

Blaine Barrow said he lives on 750 West across the street from the proposed plan. He said he has not seen many drawings of the proposal yet. He asked about height of the storage area in the Public Works Building and wants to know how tall the buildings will be. He asked if full semi-trailers will fit, if so, will it be 30 or 40 feet high. He asked if we have an access to the highway negotiated, or will there be issues because of the need for future access to the highway.

Chair Shakespeare thanked the public for their comments and closed the public comment period.

5. Commission/Follow-Up

Chair Shakespeare asked staff to address public comment.

Dugan Frehner said the plan for the admin building has a max height of 30 feet. The shop that is by the salt mezzanine is the tallest point, it will be around 34 feet tall. Justin Shinsel said we cannot have something designed or built outside of city code; we are not exempt. He explained code allows the max building height to be 40 feet tall for residential and 50 feet for commercial.

Dugan Frehner said the plan is for a slate rock finish with a gray earth tone cladding on the main building. The plan fits within commercial code. He explained we do not have current setbacks yet but the closet planned point is almost 100 ft.

Jennie Knight said we received the UDOT access permit to Highway 89 for Ben Lomond Views Phase 2A access. Commissioner Averill asked how soon will they break ground. Jennie Knight said we do not have a timeline at this point because we just received news today.

a. Open Meetings act and Non-Discrimination Training.

Jennie Knight invited anyone who wanted to stay for training to stay for the training in the audience. She gave presentations on the Open Meetings Act and Non-Discrimination Training.

6. Adjourn.

Chair Shakespeare adjourned the meeting at 8:07p.m.

Kevin Shakespeare
Planning Commission Chair

Jack Fogal
City Staff



HARRISVILLE CITY

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www.cityofharrisville.com

MAYOR:
Michelle Tait

COUNCIL MEMBERS:
Grover Wilhelmsen
Steve Weiss
Blair Christensen
Max Jackson
Kenny Loveland

Staff Report

General Plan Amendment
Rezone Application
March 3, 2023

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Mixed-Use Residential Rezone Application
Applicant: Banyan Investment SS03 LLC

A. Summary.

An application was received from Glade McCombs, representing the applicant, for the rezone of Weber County parcel 11-033-0087, from RE-15 (Residential Estate) to MU-R (Mixed-use Residential).

B. Background.

- On January 12, 2023 the Project Management Committee met with applicant representatives to discuss the proposed development of the parcel into a Mixed-use Residential project. The specific uses of the project as well as the negotiation process for adoption of a mixed-use development were discussed. Potential utility connections and access requirements for fire code were reviewed as well as access location options.
- Surrounding properties are zoned A-1 (Agricultural) and the properties on the northside of 1100 North are zoned R-1-10 (Single Family Residential)
- On February 10, 2023, an application was received to rezone the parcel from RE-15 to MU-R. The application included the required concept plan for rezone applications.
- On February 23, 2023, in accordance with Utah Code Section 10-9a-204, public notice was given to properties within 300 feet of the project, at City Hall, the Harrisville Cabin, and 2150 North, as well as on the Utah Public Notice website, that a public hearing would be held on March 8, 2023.
- On March 1, 2023, an authorization letter from the property owners was received granting permission for the rezone and subsequent development applications to be submitted.

C. Analysis.

- A. The proposed parcel is eligible and is included on the 2019 General Plan Mixed-Use/Infill Map.

D. Recommendation.

Staff recommends receiving public comment on the proposed development at this public hearing and to begin negotiation of the Mixed-Use Residential development agreement required in Chapter 11.11 of the Harrisville Municipal Code. Once the negotiations have been completed, the rezone Ordinance, with the accompanying development agreement, will be presented for recommendation at that time.



Applicant/Property Owner Information

Date / Time

02/10/2023

Applicant's Address

221 25th St., Ogden, UT 84401

Applicant's Email Address

glade@gladesells.com

Property Owner's Mailing Address

3480 BAKER DR, OGDEN, UT 84403

Type of Rezone

Changing the current zoning map

Applicant's Name

Glade McCombs

Applicant's Phone Number

801-330-1040

Property Owner's Name

Whalen Acres LLC

Property Owner's Phone Number

801-690-1316

Have any Conditional Use Permits been granted for this property?

I'm not sure

Zoning Information

Street address or location of property for which a change in zoning is requested

1100 North

Parcel # of property

11-033-0087

Current Zoning of Property

RE-15

Proposed Zoning of Property

No Change

Current Zoning on General Plan

RE-15

Proposed Zoning on General Plan

No Change

Reason for Rezone

Give the reason for requesting a rezone.

We would like to do a subdivision on this property using the available mixed-use overlay.

Explain how the proposed amendment is in harmony with the City General Plan Land Use Map, including what conditions exist in the general area to warrant such a change. How is the change in the public interest as well as the applicant's desire?

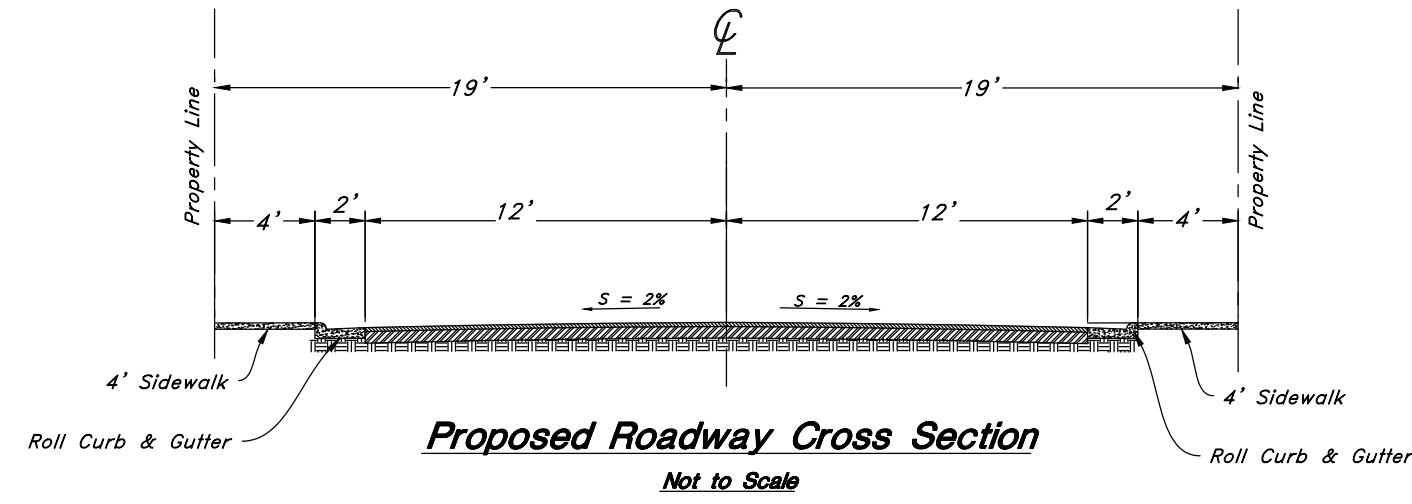
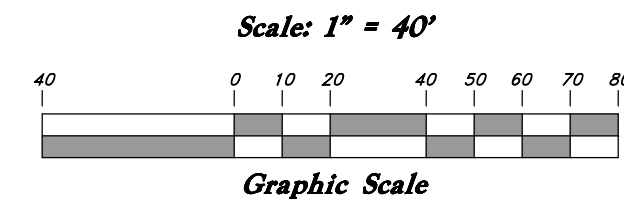
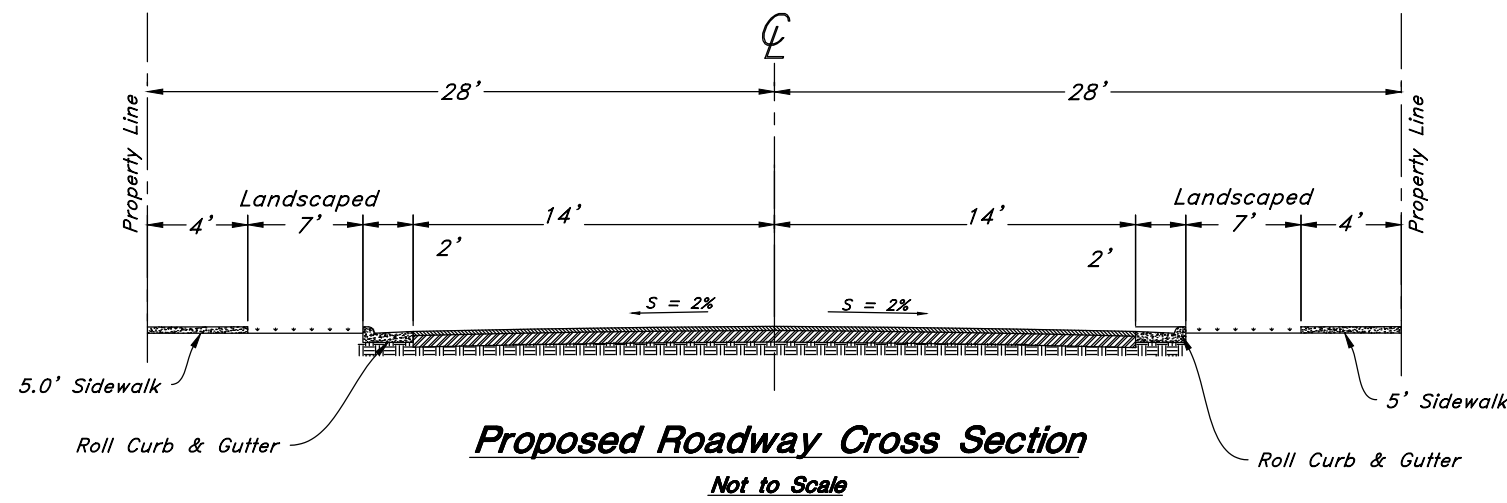
The property is currently zoned for a Mixed-use overlay.

As part of the rezone application process, you'll need to upload a concept site plan that is consistent with the zone you are applying for. Please upload a .pdf version of your concept plan below:

See attached: Subdivision Map - V2.pdf

Signature

This petition must be signed by the property owner of record or the petitioner must furnish an affidavit from the owner giving authorization to appear before any city administrative or legislative body to act on behalf of the owner in matters pertaining to this petition.



NOTES

1. Total Townhome Units 16.
- 1.1. Total Patio Homes 24.
- 1.2. Total Proposed Units 40.
2. Total Open space is 3.089 acres.
3. Total Density 5.7 Units an acre.
- 3.1. Excluding Roadways 7.6 and acre.
4. Development amenities.
- 4.1. Club House.
- 4.2. Pickleball Courts.
- 4.3. Grilling area.
5. Total Parking Spaces 29 two of which are ADA.

Kent E & Craig R Butters
11-033-0018

Butter Properties LLC
11-033-0017

Sale & Stefanie Geisler
11-399-0013

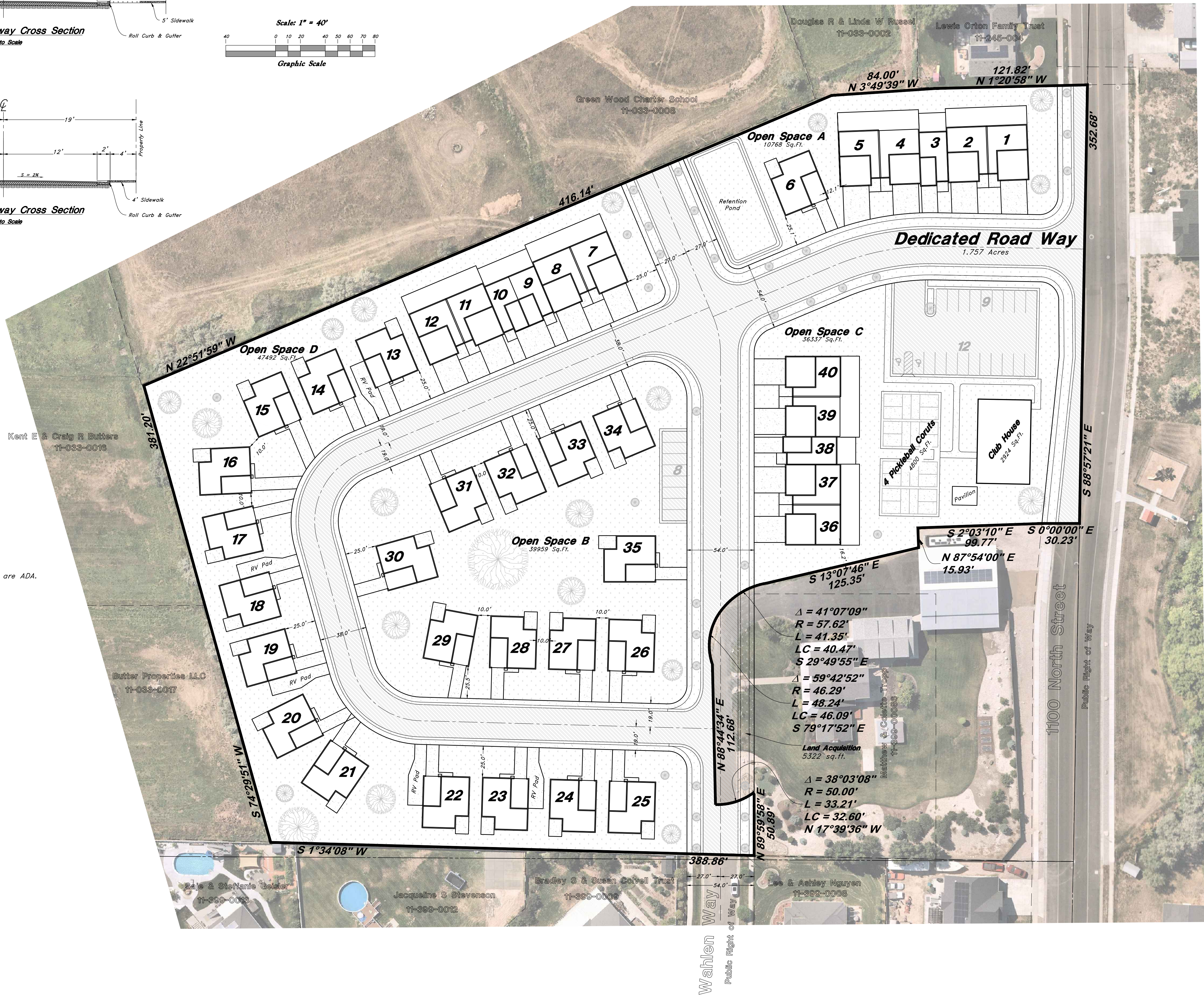
Jacqueline S Stevenson
11-399-0012

Bradley S & Susan Colwell Trust
11-399-0008

Lee & Ashley Nguyen
11-399-0008

Douglas R & Linda W Russell
11-033-0002

Lewis Orton Family Trust
11-245-004



Mixed Use Concept

1100 North Harrisville

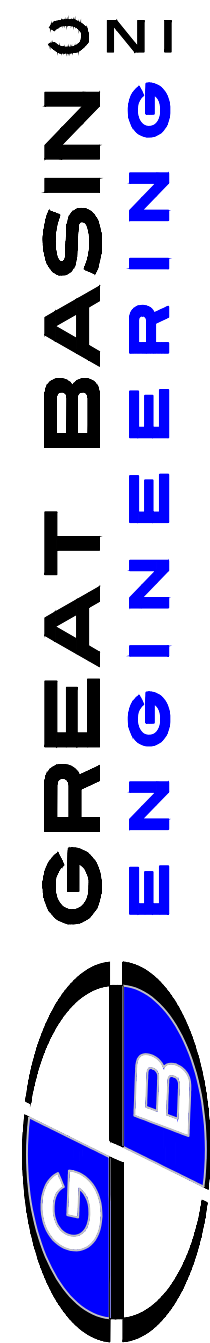
Approx. 133 West 1100 North
Harrisville City, Weber County, Utah
A part of Section 8, T6N, R1W, S16&M, U.S. Survey

Mar, 2023

SHEET NO.

1

23N003 Concept



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLLC (801)392-7944
WWW.GREATBASINENGINEERING.COM

2/24/2023

Harrisville City Utah
363 West Independence Blvd.
Harrisville, Utah 84404

To Whom it May Concern:

We the undersigned, Russ Wahlen and Heidi Ferguson, as the owners of a property located in Harrisville City, identified as Parcel #11-033-0083, owned by Wahlen Asset (or WAHLEN ACRES, L.L.C.), do hereby grant right of representation, in our absence, to Banyan Investment SS03 LLC, including Lane Monson or Jim Bradshaw, to act in our behalf for the purpose of zoning changes, subdivision application, permit application, or in any other matters relating to the entitlement, development, or improvement of said property.

This right of representation is valid until notice is otherwise sent to the receiving party.

Please feel free to contact us if you should have any further questions.

 dotloop verified 02/28/23 10:33 AM MST JH6A-QD0X-RCKF-MNTP	Member	
Russ Wahlen	Title	Date
Phone – 801.388.3661		
 dotloop verified 02/24/23 10:46 AM MST BQ22-IRGL-7DKO-UUB3	Member	
Heidi Ferguson	Title	Date
Phone – 801.690.1316		

City of Harrisville

Purpose	Rezone Application
Processed by	Jennie
Payment Amount	\$300.00

SUBTOTAL	\$300.00
Processing Fee	\$7.50

TOTAL	\$307.50
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02/23/2023 15:02 pm	V*2478
	AuthCode: 020832-079750
	Ref: 63f7e322-SIP-66599
	Transaction ID: Event-2554
	Permit Number: Monson-V*2478
	Name: Phillip Monson

Customer Copy

City of Harrisville
363 West Independence Blvd
Harrisville, UT 84404
801-782-4100

Thank-you.

Your statement will describe your payment as 'CBT*HARRISVILLE CITY' and the service fee transaction as 'CBT*SVC FEE HARRISVIL'.