



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, April 12, 2023

AGENDA

[Zoom Meeting Link](#)

Meeting ID: 859 0169 5714

Passcode: 446989

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission minutes from March 8, 2023.
3. **DISCUSSION/ACTION/RECOMMEND** – to grant approval for a Conditional Use Permit for a proposed used car dealership/tax preparation office located at approximately 1096 North Highway 89.
4. **DISCUSSION/ACTION/RECOMMEND** – to grant preliminary site plan approval for the Public Works Facility located at approximately 1750 North 750 West.
5. **PUBLIC COMMENTS - (3 minute maximum)**
6. **COMMISSION/STAFF FOLLOW-UP.**
7. **ADJOURN.**

Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.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, March 8, 2023

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

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

Excused: William Smith
Brad Elmer

Visitors: Jerry Silveira, April Silveira, Amanda Anderly, Glade McCombs, Craig Butters, Kent Butters, Ainsley Rodriguez, Eddie Belmont, Arnold Tait, Michelle Tait, Lane Monson, Doug Russell, Linda Russell, David Bayle, Karen Bayle, Ron Hoggan, Janice Hoggan, Andy Hubbard, Jean Glines Christensen, Brain Kearney, Kirstin Orton, Kyler Lewis, Abram Hill, C. W. Thomas, Colette Tropp, Jim Bradshaw, Matthew Tropp, Kathleen Hohosh, Anna Lopez, Perfecto Lopez, Brad Colvell, Casey Colvell, Whitney Colvell, Carey Smith, Debbie Smith, Maylinn Smith, Kyler Lewis.

1. CALL TO ORDER

Chair Shakespeare called the meeting to order. He excused Commissioner William Smith and Commissioner Brad Elmer.

2. CONSENT APPROVAL – of Planning Commission minutes from February 8, 2023.

MOTION: Commissioner Averill motioned to approve the Planning Commission Minutes of February 8, 2023 as written. Commissioner Holbrook seconded the motion.

Kevin Shakespeare Yes
Nathan Averill Yes
Chad Holbrook Yes
Brenda Nelson Yes

All voted in the affirmative.

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.

Chair Shakespeare entertained a motion to open the public hearing 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.

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

Kevin Shakespeare Yes
Nathan Averill Yes
Chad Holbrook Yes
Brenda Nelson Yes

All voted in the affirmative.

Jennie Knight, City Administrator, reviewed her staff memo for the record. 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). Current zoning is RE-15 which is 15,000 sq ft lots or approximately of 1/3 acre. 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. The surrounding properties are A-1 and RE-15 across 1100 North is R-1-10. On February 10, the city received a rezone application. The public notices were provided by the city recorder to those surrounding properties within 300 ft as well as posted in the public notice boxes about the city and on the public notice website. The property owner has given authorization and permission for the developer to move forward with the development, rezone of the parcel, and any subsequent applications. After an analysis of the application, the application is consistent with Chapter 11.06 of the Harrisville Municipal Code for a rezone. The concept plan on the staff memo is different than the one which went out with the notice. This is due to the developer adjusting their original concept. Tonight, the most current site plan is being presented. Staff recommends receiving public comment on the proposed development at this public hearing and to begin negotiation of the Mixed-Use Residential development agreement.

Jean Glines stated her confusion on where the entrance to 1100 North and what roads will be the main access points. She added she felt the development would invade her privacy and disturb her quiet development.

Ron Hoggan mentioned his concerns were for the access onto 1100 N along with the additional traffic the development will add to the area.

Carrie Thomas expressed her concerns about the definition of mixed-use. Her other concerns were with the noise level increase from the development along with the added dirt, traffic, and the possibility of commercial growth next to a residential area.

Eddie Belmont stated his concerns are with the heavy increase in traffic, increase in crime, concern with the nature of future residents, access points for development, traffic circulation, and the safety of their children.

Doug and Linda Russell feel the development is timely and the best use for property. He added three major concerns. First, Dixon Creek run off adds flooding onto his property. Secondly is the

costly irrigation ditch which serves twenty-six (26) lands owners. He specifically asked Western Irrigation to be involved to protect the user's water and interests. Thirdly this development land locks his property accesses for any future development.

Matthew and Collette Tropp said the new development would significantly impact his property. He would be forced to sell much of his yard to the developer in order to meet development standards for access. He added his concern with traffic, safety of children, and the current buffer zones.

Kent Butters expressed his desire to see a realignment of the roads to eventually go through his property to the south instead of just those proposed. He would like to be able to have access. He also has concerns with irrigation water access to his property.

Janice Hoggan said she moved to Harrisville for the community aspect. Her concern is the development will take this away.

Maylinn Smith concerns were for the apartments, traffic, and addition of a more diverse population who care little about those around them.

Kathy Hohosh expressed her concerns the higher density and traffic increase.

Kyler Lewis said he bought a house to be in a single-family housing area and would like to see it stay that way.

April Silveira would request the concept be reworked for families who wish to establish roots with amenities for their children.

Amanda Anderly said her concerns are similar to everyone with her major concern being the pass-through traffic and the higher density.

Anna Lopez voiced her concerns with the kid's safety along with places for the apartment children to play.

Craig Butters added the developer can make this project work with a controlled build.

Carrie Thomas rose again and added her concerns for the flood zone in this area.

Chair Shakespeare thanked those who had participated and entered a motion to close the public hearing portion.

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

Kevin Shakespeare Yes
Nathan Averill Yes
Chad Holbrook Yes

Brenda Nelson Yes

All voted in the affirmative.

Justin Shinsel was asked to address the flood plain concerns by Chair Shakespeare. There currently are flood plain issues with this development. However, this will be addressed and mitigated during the negotiation process. With regard to irrigation, the city does manage and work with the developer to make certain that the piping is installed and inspected correctly so the service provided is not interrupted to current users. In response to the comments about Dixon Creek. Once the piping is in place, the flow will be deeper into another pond system eliminating the concern. In response to the questions with the traffic concerns on 1100 N. The design of this road was for the right-of-way to be as it currently is, a through fairway from Washington to HWY 89. As for the concept, this is one of the best lowest densities concepts the City has had presented thus far and it meets all the code requirements for development.

Glade McCombs, was asked if he would like to comment by the Chair. He began by saying this will be a SO-HO community, Small Home-Small Office, directed for the higher end professionals to live and work from their perspective homes. All forty (40) units will be considered single family homes with three (3) acres of open space. The CCR's will be written to limit the traffic and units will be sold to established residents. There will be no rentals. All will be sold to real property owners. Glade McCombs expressed he has been discussing piping and mitigating the flood plain with his engineers and the city. The Wahlen Way connection is for a second point of egress and is a requirement from the city. Glade McCombs added the developers listen to the public comments so they can find an appealing project for the city and all the surrounding properties. Their intention is to add amenities such as pickle ball courts, BBQ pits, and walking paths throughout the community.

Since there is more public comments and questions being asked. Chair Shakespeare stopped the comments by those present reminding them this is a business meeting, not an open forum. There would be time later for this type of discussion. He then asked for Jennie Knight to add her comments.

Jennie Knight quickly revisited the City standards in regard to providing irrigation throughout the development at the same time and at the same quantity to the downstream users. She gave a brief history of Wahlen Way and the stubbed road beginning with the county requirements when a property owner deeds property to themselves and how this does not require city approval. She continued by saying, when the owner applied for a building permit for the existing home, the city discovered the property where the house would be built held a nonconforming use since the building lot no longer met the A-1 zone requirements. At that time, the City and the property owner went through a rezone process changing the property from A-1 to RE-15 in an attempt to bring the property into compliance. The temporary turn around was required in order for the home to be built. Since then, there has also been a boundary line adjustment. Again, this process was not something the City was involved in creating some of the challenges the City and the developer face currently. She clarified the City does not drive development. Private developers have the right to develop the property to their concept within the guidelines of the City Municipal Code. She finished her comments by outlining the negotiation process for the mixed use and how this development falls within the residential mixed-use zone.

4. PUBLIC COMMENTS - (3 minute maximum)

Chair Shakespeare opened the public comment portion of the meeting.

Resident voiced his concerns for the traffic the development will create for 1100 North.

Matthew Tropp rose again and asked for the interconnection to be considered so there were no roads through his front yard.

Kathy Hohosh added her concerns were with the future buyers, what will happen to the wildlife currently frequenting the creek and the amount of traffic the development will produce.

Kirstin Orton referenced her husband's experience in Real Estate and expressed her disagreement these quality as single-family homes.

Maylinn Smith stirred her comments to reflect her concern with the sustainability for traffic production and future growth along with better communication from the city so the residents can better advocate for themselves.

Carrie Thomas reiterated her concern for the additional traffic and public safety.

Resident spoke on why is there not another egress other than Wahlen Way.

Chair Shakespeare closed the public comment portion of the meeting and thanked those who had participated.

5. COMMISSION/STAFF FOLLOW-UP.

Commissioner Averill mentioned to those present they can obtain the agenda and notices on the public notice website at <https://www.utah.gov/pmn/>.

Jennie Knight reminded the commission of the Ethical Pledge to be completed annually in order to meet audit requirements are available for the commission to review and sign tonight. She added the City did receive a Certificate of compliance for the Moderate Income Housing Report and was adopted by the City Council in February 2023. Also, Ben Lomond Subdivision finally received their signal light approval. Currently, the City Council is diligently working on the Fiscal Year 2024 budget. The Staff has been diligently working on applying for grant funding to help with future development with creative ways to balance the budget.

6. ADJOURN.

Chair Shakespeare adjourned the meeting at 8:16 pm.

Kevin Shakespeare
Planning Commission Chair

Cynthia Benson
Deputy Recorder



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Staff Report

Conditional Use Permit Application
Reyna's Auto Sales
April 6, 2023

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Conditional Use Permit – Auto Sales
Parcels: 110330058

A. Summary and Background.

On March 29, 2023 an application was received for a Conditional Use Permit for automobile sales at approximately 1096 North Highway 89, which is zoned CP-2. In accordance with Harrisville Municipal Code 11.12.020 a conditional use permit is required for Automobile sales in the CP-2 zone.

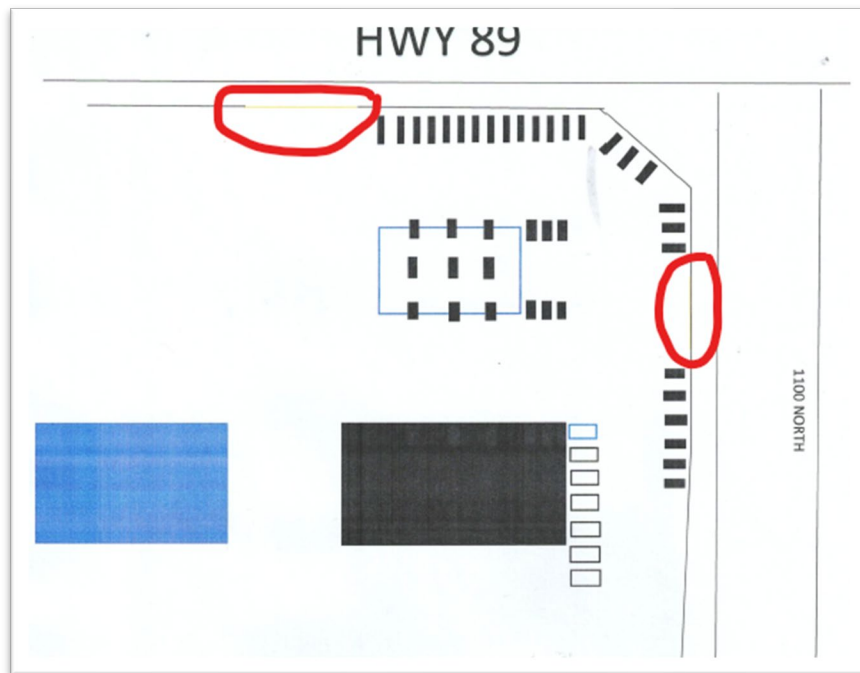
B. Analysis.

Analysis of the application with regard to the Municipal Code is as follows:

1. HCMC §11.18.050 Basis for Issuance of a 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;



A review of the proposed site identifies two access points with parking of the “for sale” vehicles on the north and west areas of the site, which is away from the residential properties to the east. Adjacent properties to the south and east are zoned CP-2.

- 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;

One access point is oriented to Highway 89 and the second access point is oriented to 1100 North.

- ii. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and

The site provides off-street parking for clientele as well as the “for sale” vehicles and would mitigate any on-street parking. No parking on Highway 89 or 1100 North will be allowed.

- iii. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.

HOURS OF OPERATION MON-SAT 10AM-7PM

HOURS OF PEAK LAND USE FRI & SAT 10AM-7PM

Hours of Operation are Monday through Saturday 10am to 7pm. Anticipated peak hours will be Friday and Saturday 10am to 7pm.

- 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;

DESIGN OF BUILDING : WILL NOT MAKE ANY EXTERIOR CHANGES (EXISTING BUILDING LOOK)

The proposed business will be using the existing building structure.

- 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;

HOURS OF OPERATION MON-SAT 10AM-7PM

HOURS OF PEAK LAND USE FRI & SAT 10AM-7PM

The proposed hours of operation will not create noise, light, or other nuisances.

- 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

The location of "for sale" cars is screened by the adjacent properties from any residential properties. The maximum number of cars allowed should be determined by the Planning Commission during the issuance of the Conditional Use Permit.

- f. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses.

The proposed business will be using the existing lighting on the property. The existing sign needs to be updated to be in compliance with Harrisville Municipal Code 11.23 Sign Regulations.

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.

C. Conditions.

1. The issuance of a UDOT access permit to Highway 89
2. Updating of the sign to meet Harrisville Municipal Code
3. Compliance with Harrisville Municipal Code
4. International Building Code requirements for a business license
5. North View Fire requirements for a business license
6. Any other staff or agency requirements

D. Findings.

The proposed use is allowed with the issuance of a conditional use permit with the outlined mitigating factors subject to the conditions in this report.

E. Recommendation.

Staff recommends approving the conditional use permit based on compliance with Harrisville Municipal Code subject to the outlined conditions being met.



Conditional Use Permit Application (Commercial & Manufacturing Zones)

Date / Time

03/29/2023

Phone Number

801-695-1755

Applicant's Address

2543 S 600 W

State

UT

Property Owner's Name

RICHARD T MARTINEZ

Present Zoning of Property

CP-2

Full Name

IRENE REYNA

Email Address

irenereyna25@gmail.com

City

PERRY

Zip Code

84302

Harrisville Property Address

1096 HWY 89 HARRISVILLE UT 84404

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

THE OWNER HAS GRANTED US THE PERMISSION TO USE THIS PROPERTY FOR THE SALE OS USED CAR DEALERSHIP

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

USED CAR DEALERSHIP I AM ALSO A TAX PREPARER AND I WILL HAVE AN OFFICE TO BE ABLE TO PERFORM MY JOB THERE.

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

Please upload a digital copy of your site plan. The site plan needs to show an aerial view of the business, marking where the business is located on the property and where parking or additional storage will be located on site.

See attached: CCF_000148.pdf

Authorization Letter

Property Owner:

Richard T. Montez

Date: 03/29/2023

Authorization to:

Irene Reyna & Luis G Reyna

To Whom it may concern

I *Richard T. Montez*, In my complete knowledge authorize LUIS G REYNA and IRENE REYNA to use the above mention property for the a used car dealership business.
I give my permission to submit the appropriate application and documentation to the City of Harrisville for the conditional use permit process.

If you have any questions or concerns, please feel free to contact me at the information provided.

Signature: *Richard T. Montez* Date: 3-29-23

Thank you.



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PLANNING
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Staff Report

Preliminary Site Plan Approval
Harrisville Public Works Facility
April 5, 2023

To: Harrisville Planning Commission
From: Jennie Knight, City Administrator
RE: Preliminary Site Plan Approval – Public Works Facility
Parcels: 110190006 & 110190025

A. Summary.

On February 8, 2023 a Conditional Use Permit was approved for the Harrisville Public Works Facility located at approximately 1750 North 750 West. The total acreage of the City owned property on 750 West is 12.6 acres. The proposed Public Works facility will develop approximately 3 acres of this property.

B. Background.

On January 11, 2022, Harrisville City Council adopted Resolution 22-01; a resolution authorizing the surplus of certain real properties owned by the city, which allowed for the sale of the current Public Works facility located at 1385 N. Washington Blvd. The intent of selling this property was to allow for future road alignment with Lockwood Drive on the East side of Washington Blvd in Ogden. This was subsequently sold to the Scott Group LLC and as part of the negotiations the city agreed to vacate the property within 36 months; no later than January 2025.

On May 24, 2022, Harrisville City Council adopted Resolution 22-15; authorizing the issuance of sales tax revenue bonds. Public input was received at a public hearing held on June 14, 2022.

On June 14, 2022, Harrisville City Council awarded a bid to Blalock & Associates for architectural services for the Public Works Facility. Over the last nine (9) months, staff has been working through details of the project with Blalock and Associates.

Additionally, in November 2022, a Construction Manager/General Contractor (SIRQ) was brought to the team to help further our discussions and create a very real picture of associated costs for the project. A work session to introduce the project was held on January 11, 2023 where an overview look at the proposal was presented.

On February 8, 2023, a Conditional Use Permit was approved for the Harrisville Public Works Facility.

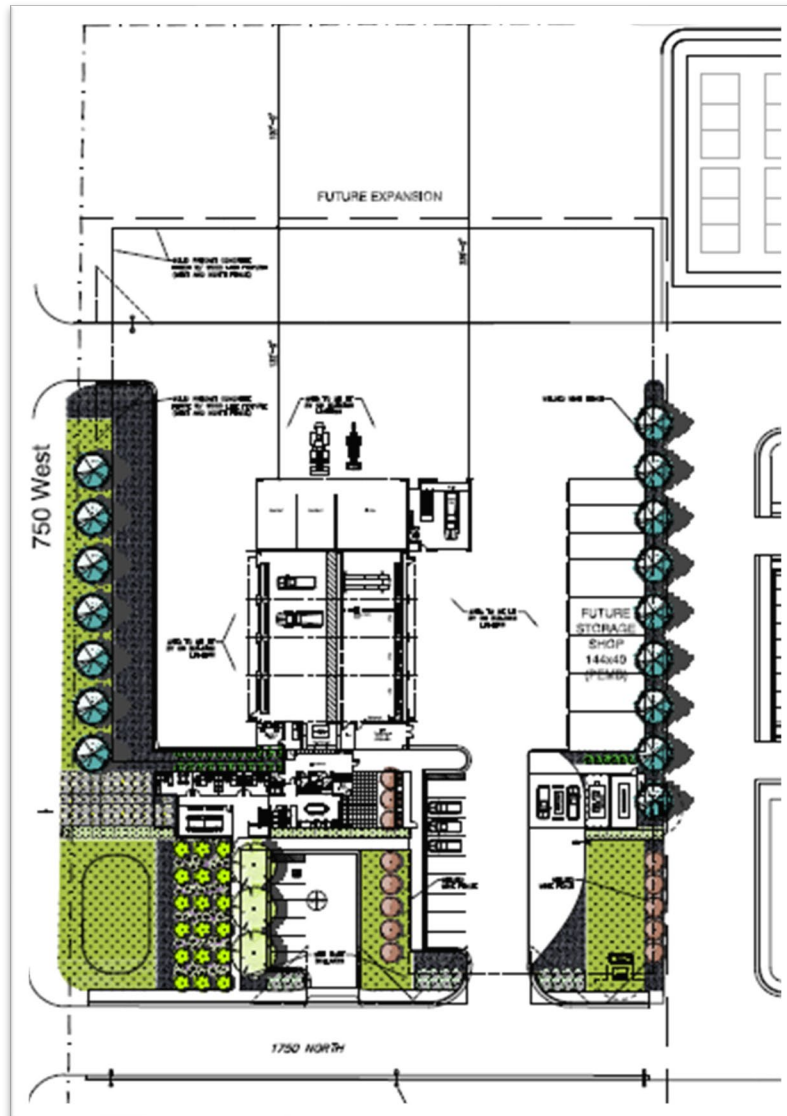
C. Analysis.

Analysis of the application with regard to the Municipal Code is as follows:

1. HCMC §11.22.040 Considerations In Review of Applications

- A. Considerations relating to public and traffic safety, and traffic congestion, including:
 - a. The effect of the development on traffic conditions on abutting streets.

- b. The layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.
- c. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion.
- d. The location, arrangement and dimensions of truck loading and unloading facilities.
- e. The circulation patterns within the boundaries of the development.
- f. The street a surfacing and lighting, and lighting of off-street parking facilities.

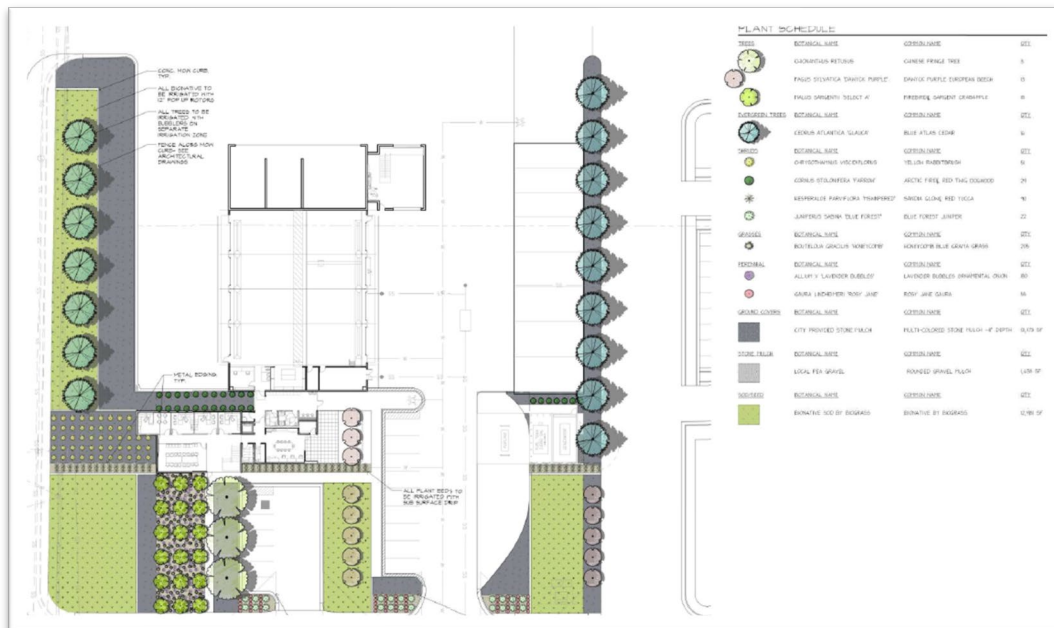


The development includes a new city street (1750 North) which the Public Works Facility will front. The main entrances and exits will be mostly accessed from 1750 North and will mitigate any traffic congestion on 750 West. The truck loading and unloading facilities will be on the East side with some access on the North. The main circulation patterns will be internal within the boundaries of the facility. All parking will be off-street with lighting directed towards the development to mitigate any light pollution.

-
- An architectural rendering of the Harrisville Public Works building. The building is a single-story structure with dark, textured siding and large windows. A prominent sign in the foreground reads "HARRISVILLE PUBLIC WORKS". The building is surrounded by landscaping, including trees and shrubs. The sky is blue with scattered clouds.

C. Considerations relating to landscaping, including:

- a. The location, height and materials of walls, fences, hedges, and screen landscaping to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
- b. Landscaping and ground cover or other surfacing to prevent dust and erosion, and provide a visual break for the monotony of building materials, concrete, and asphalt.
- c. Compliance with the requirements of the landscape ordinance.
- d. The location, type, and size of an existing trees that are to be removed.



D. Considerations relating to buildings and site layout, including:

- a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining building and the neighborhood concept.
- b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in façade facing on a street or streets, line and pitch of roofs, and the arrangements of structures on the parcel.



E. Considerations relating to utility easements, drainage and other engineering questions: The provision within the development for adequacy of storm and surface water drainage and retention facilities and for utilities to and through the property.

F. Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning Approval:

- a. Does any proposed phase or phasing sequence of an approved Concept or Preliminary Development Plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize?

Although the Public Works Facility is the first of several phases of the 750 West Municipal Complex, the development will be self-sustained if future development takes longer than anticipated.

- b. Is this plan or phases thereof a more detailed refinement of the approved concept plan?

The 750 West Municipal Complex includes Public Works Facility, City Hall, and Public Safety. This development is the first phase of the concept plan.

- c. Are any modifications of a major nature that first need to follow the procedure for amending the approved concept plan?

The development requires the issuance of a Conditional Use Permit which was approved on February 8, 2023.

- G. Considerations relating to site compliance with the preliminary and final site plan review requirements identified in this chapter.

Staff is recommending preliminary approval with the following conditions:

D. Conditions.

1. Approval through Bona Vista Water Improvement District for both culinary and the irrigation plan
2. Service Letters from utility providers
3. International Building Code Requirements
4. Any other staff or agency requirements

E. Findings.

The development site plan complies with Harrisville Municipal Code §11.22.040, §11.24.030, and §11.24.050.

F. Recommendation.

Staff recommends granting preliminary approval subject to the City Engineer's Memo and the outlined conditions in this memo.

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **HARRISVILLE CITY PUBLIC WORKS BUILDING
Preliminary Site Plan Review**

Date: April 6, 2023

Our office has been working with City Staff, the project Architect, and the Contractor on the design of the new Harrisville City Public Works Building located at approximately 1750 North 750 West. Our office is completing the site improvement plans and the architect is working on the plans for the building. We are proposing to construct a new city-standard roadway on the south end of the property which will eventually connect all the way to Highway 89 and line up with the future signal that will be installed with the Ben Lomond Views development. This phase will construct this road from 750 West to the east end of the Public Works site. The main visitor and employee parking areas and entrances will come off this new road. A secondary access off 750 West to the north end of the shops is being proposed that will be gated and provide for truck circulation on the site. Necessary water, sewer, and storm drain utilities will be constructed for the site as well.

We have completed the preliminary site plan and improvement drawings and have performed reviews of the plans within our office to check for accuracy and adherence to our city standards and . The following items will need to be addressed prior to final approval:

1. Obtain final approval of the culinary water improvements from Bona Vista Water. This will include submitting water use calculations for outdoor watering and obtaining approval from Bona Vista to have a connection for outdoor use. The landscaping design has applied water conservation measures and has recommended a native grass, shrubs, and trees that do not require much water. The connection for the outdoor water will only be temporary and the irrigation system will be connected to the future pressurized secondary water system being proposed in future phases of this property.
2. Obtain final approval from the North View Fire District.

We will address these items and obtain the necessary approvals prior to final approval. Please let me know if you have any questions.

The designs shown and described herein including all technical drawings, graphic representations & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Blalock & Partners, LLC

revisions

date: April 12, 2023
project no.: 22.06.07
Preliminary Site Plan Submittal

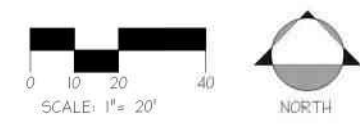
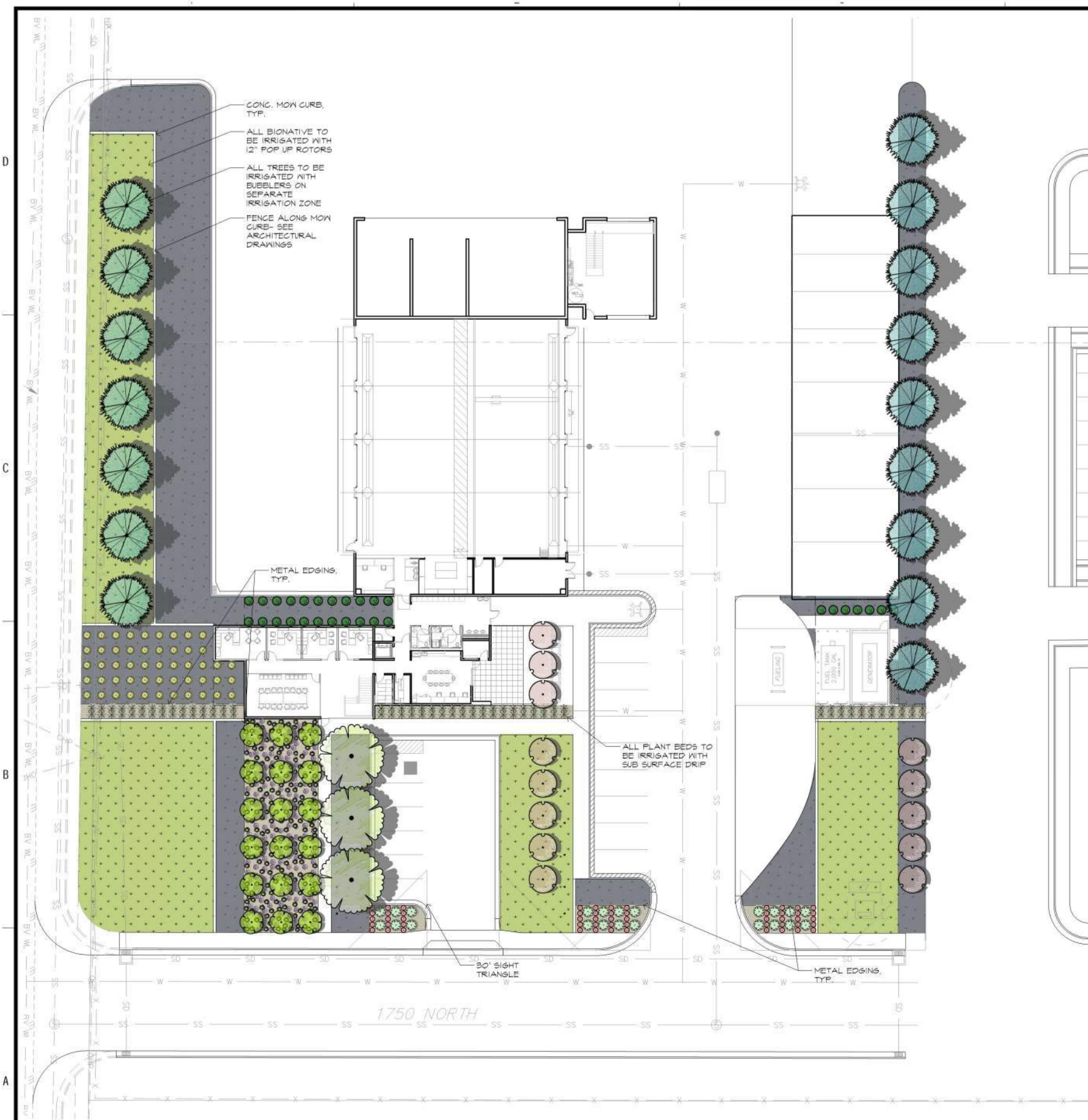
Harrisville Public Works
1385 N 400 E St.
Harrisville, Utah

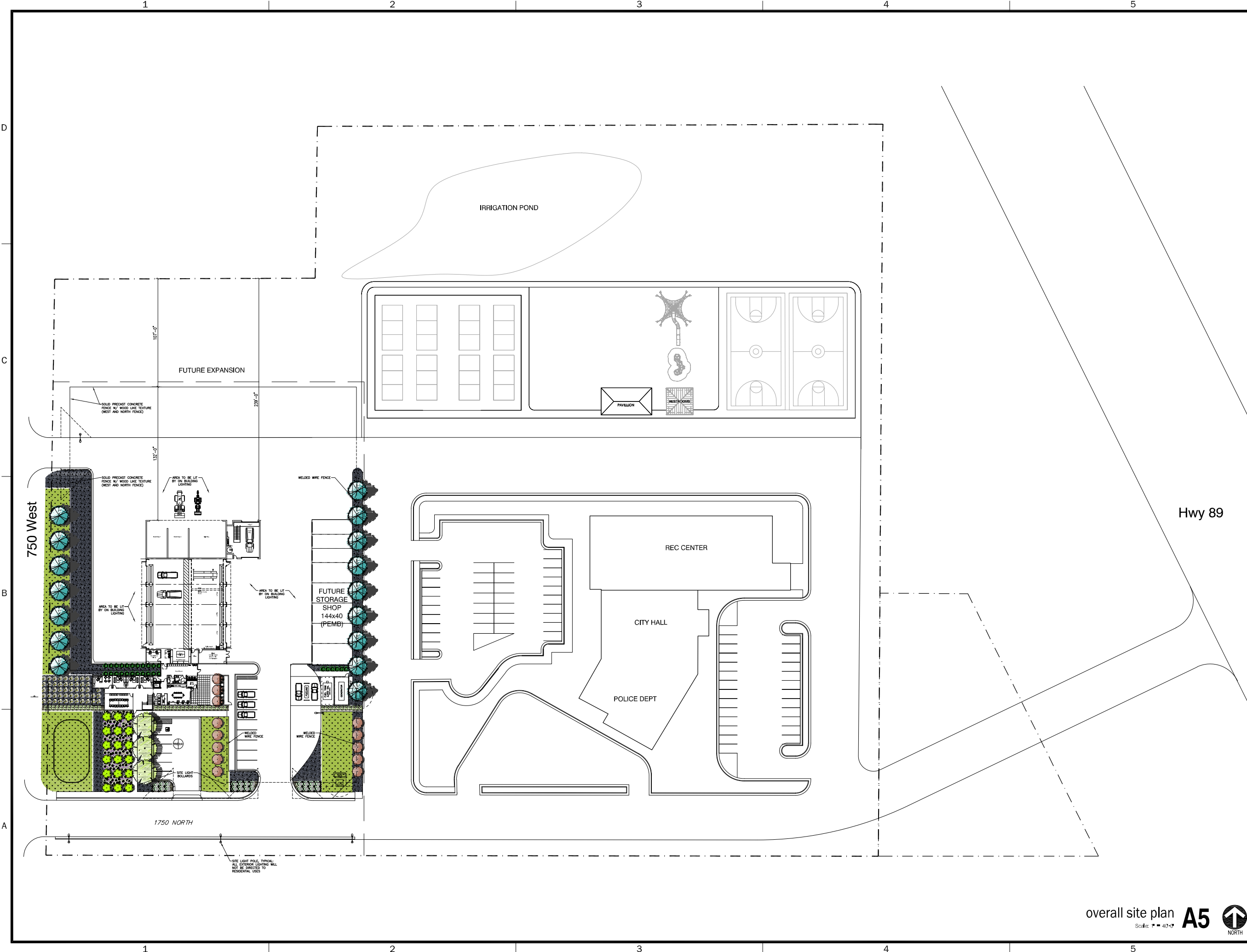
Planting Plan

LP-101

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	3
	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE EUROPEAN BEECH	13
	MALUS SARGENTII 'SELECT A'	FIREBIRD® SARGENT CRABAPPLE	18
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	QTY
	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	16
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	CHRYSOTHAMNUS VISCIDIFLORUS	YELLOW RABBITBRUSH	51
	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	29
	HESPERALOE PARVIFLORA 'MISPINER'	SANDIA GLOW® RED YUCCA	90
	JUNIPERUS SABINA 'BLUE FOREST'	BLUE FOREST JUNIPER	22
GRASSES	BOTANICAL NAME	COMMON NAME	QTY
	BOUTELOUA GRACILIS 'HONEYCOMB'	HONEYCOMB BLUE GRAMA GRASS	205
PERENNIAL	BOTANICAL NAME	COMMON NAME	QTY
	ALLIUM X 'LAVENDER BUBBLES'	LAVENDER BUBBLES ORNAMENTAL ONION	180
	GAURA LINDHEIMERI 'ROSY JANE'	ROSY JANE GAURA	55
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	CITY PROVIDED STONE MULCH	MULTI-COLORED STONE MULCH -4" DEPTH	13,173 SF
STONE MULCH	BOTANICAL NAME	COMMON NAME	QTY
	LOCAL PEA GRAVEL	ROUNDED GRAVEL MULCH	1,638 SF
SOD/SEED	BOTANICAL NAME	COMMON NAME	QTY
	BIONATIVE SOD BY BIOGRASS	BIONATIVE BY BIOGRASS	12,981 SF





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revisions

date: April 12, 2023
project no.: 22.06.07
Preliminary Site Plan Submittal

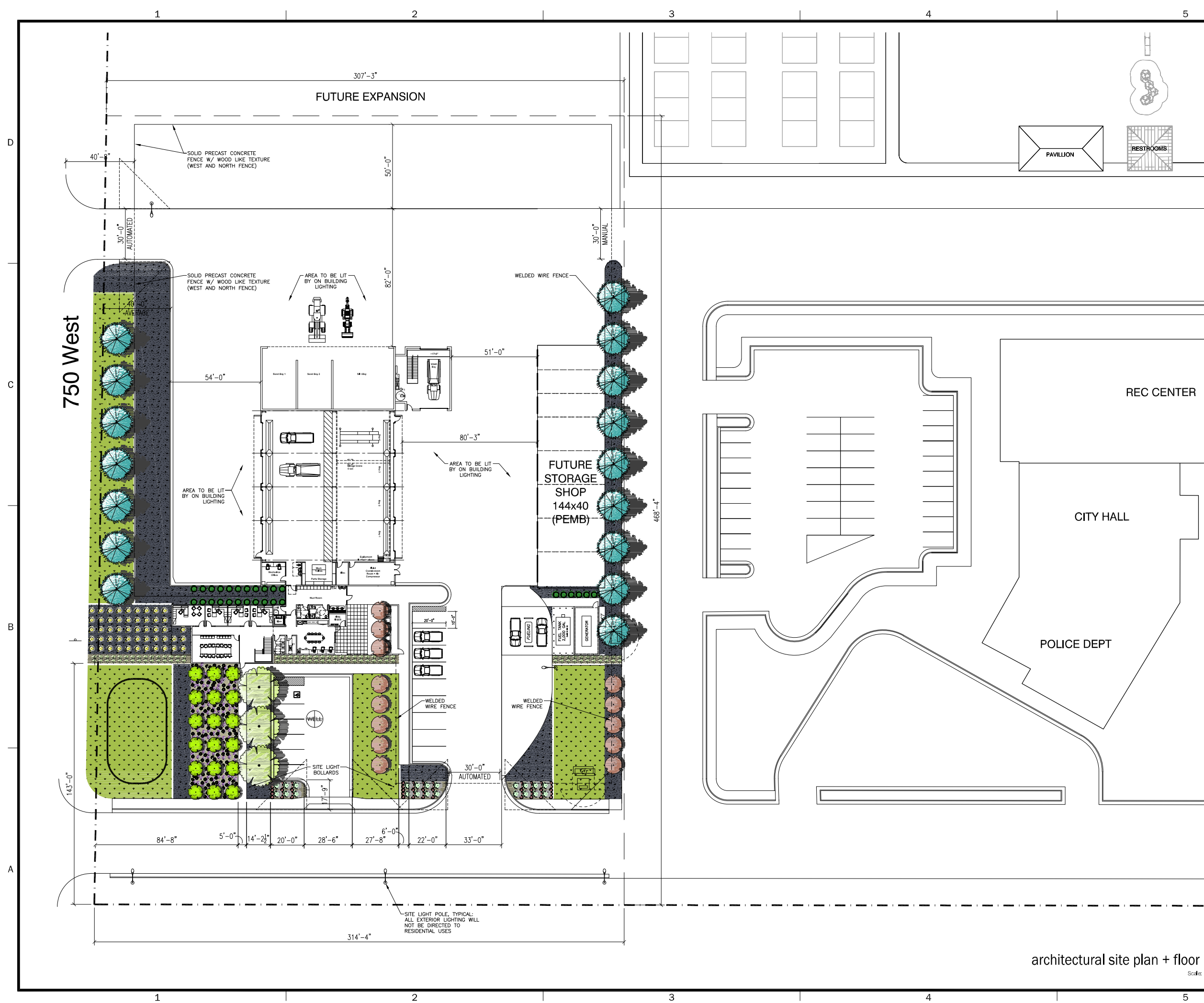
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Harrisville Public Works

architectural
site plan
AS102



architectural site plan + floor plan

Scale: 1" = 20'-0"

A5



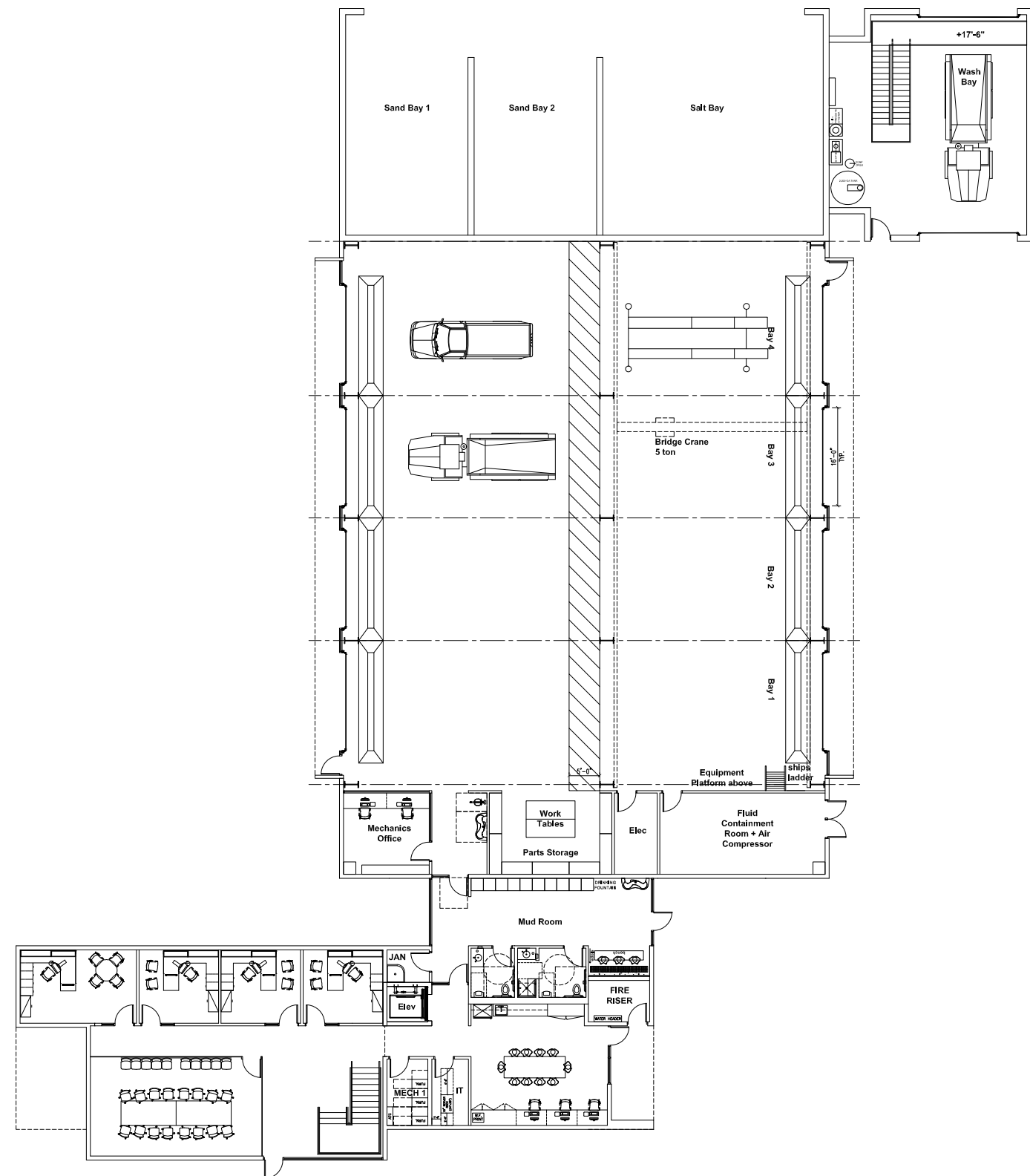
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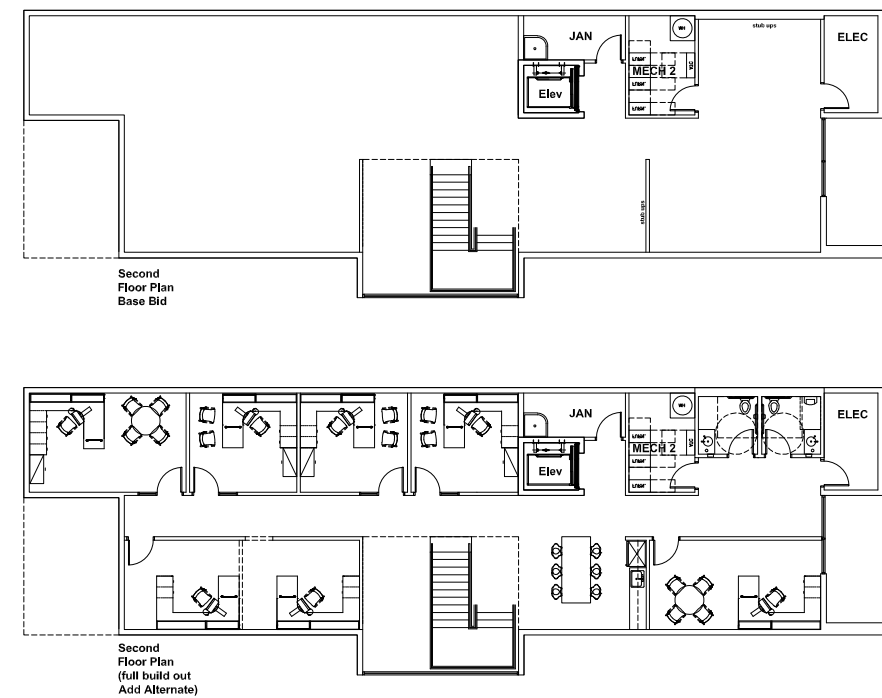
date: April 12, 2023
project no.: 22.06.07
Preliminary Site Plan Submittal

Harrisville Public Works

architectural
floor plan
AE101



architectural first floor plan **A5**
Scale: 3/32" = 1'-0" NORTH



architectural second floor plans **A2**
Scale: 3/32" = 1'-0" NORTH

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east elevation **C5**
1/8" = 1'-0"

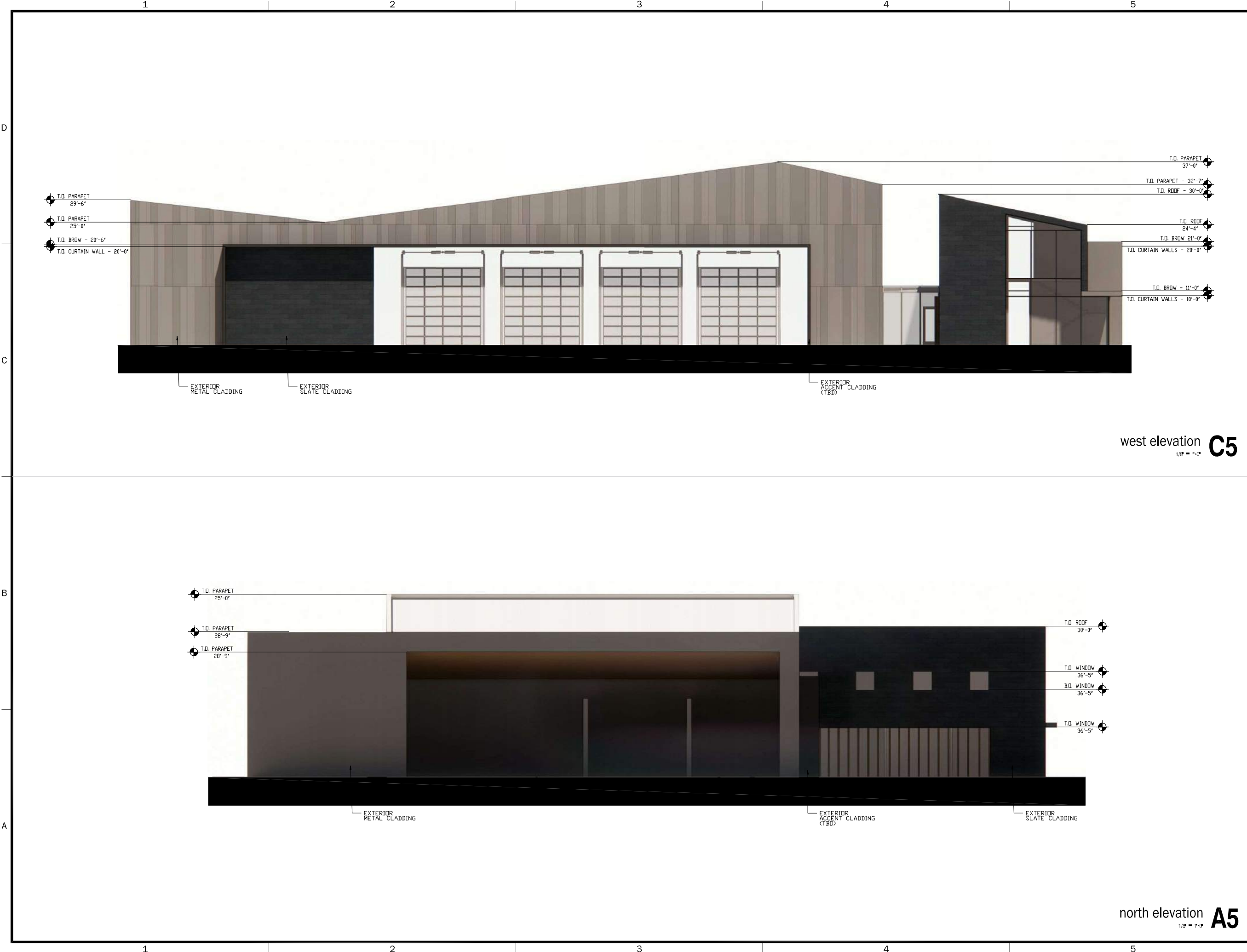


south elevation **A5**
1/8" = 1'-0"

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1

2

3

4

5

D

C

B

A



south view
NTS **C3**



aerial view
NTS **A3**



south west view
NTS **D5**



west view
NTS **C5**



north west view
NTS **B5**



south east view
NTS **A5**

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revisions

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Harrisville Public Works

perspective
views

AE203

HARRISVILLE CITY CORPORATION

PUBLIC WORKS BUILDING

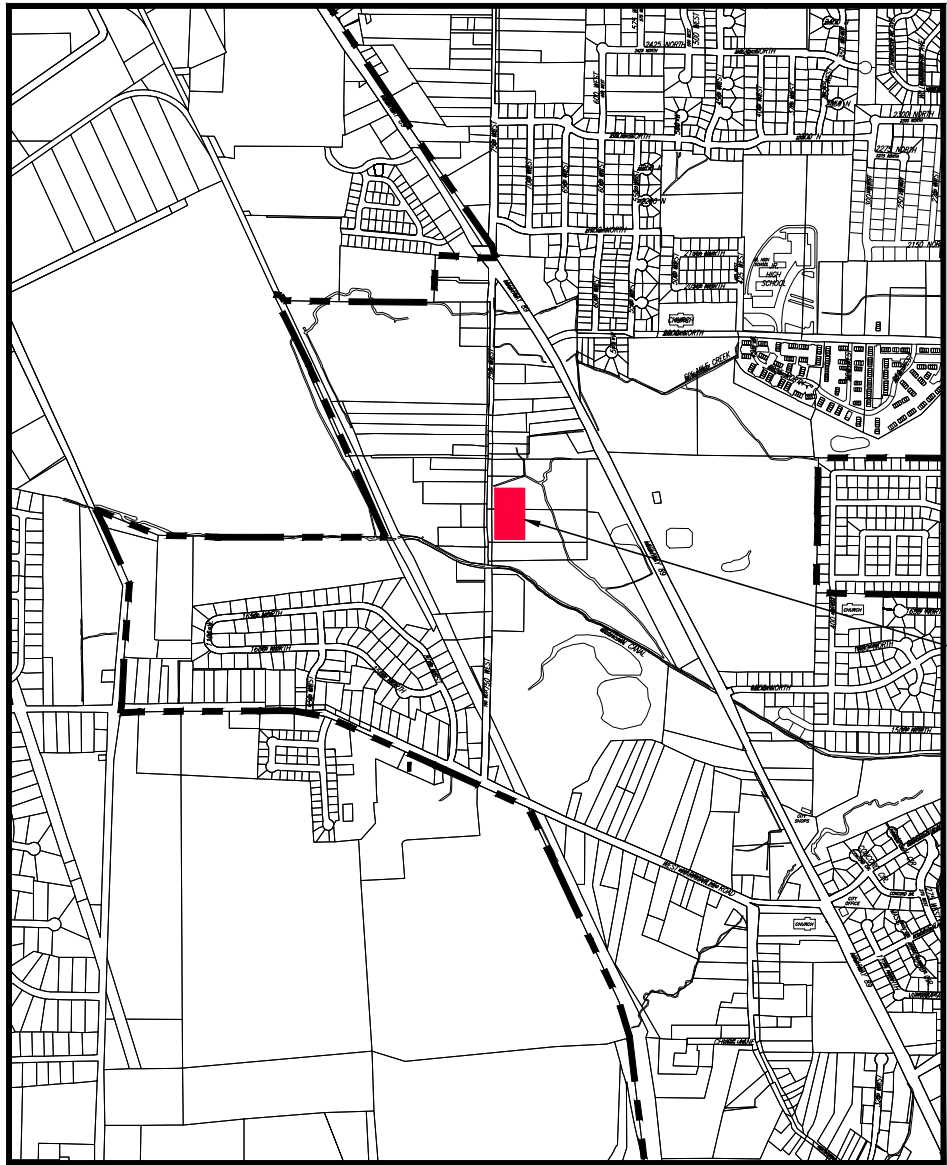


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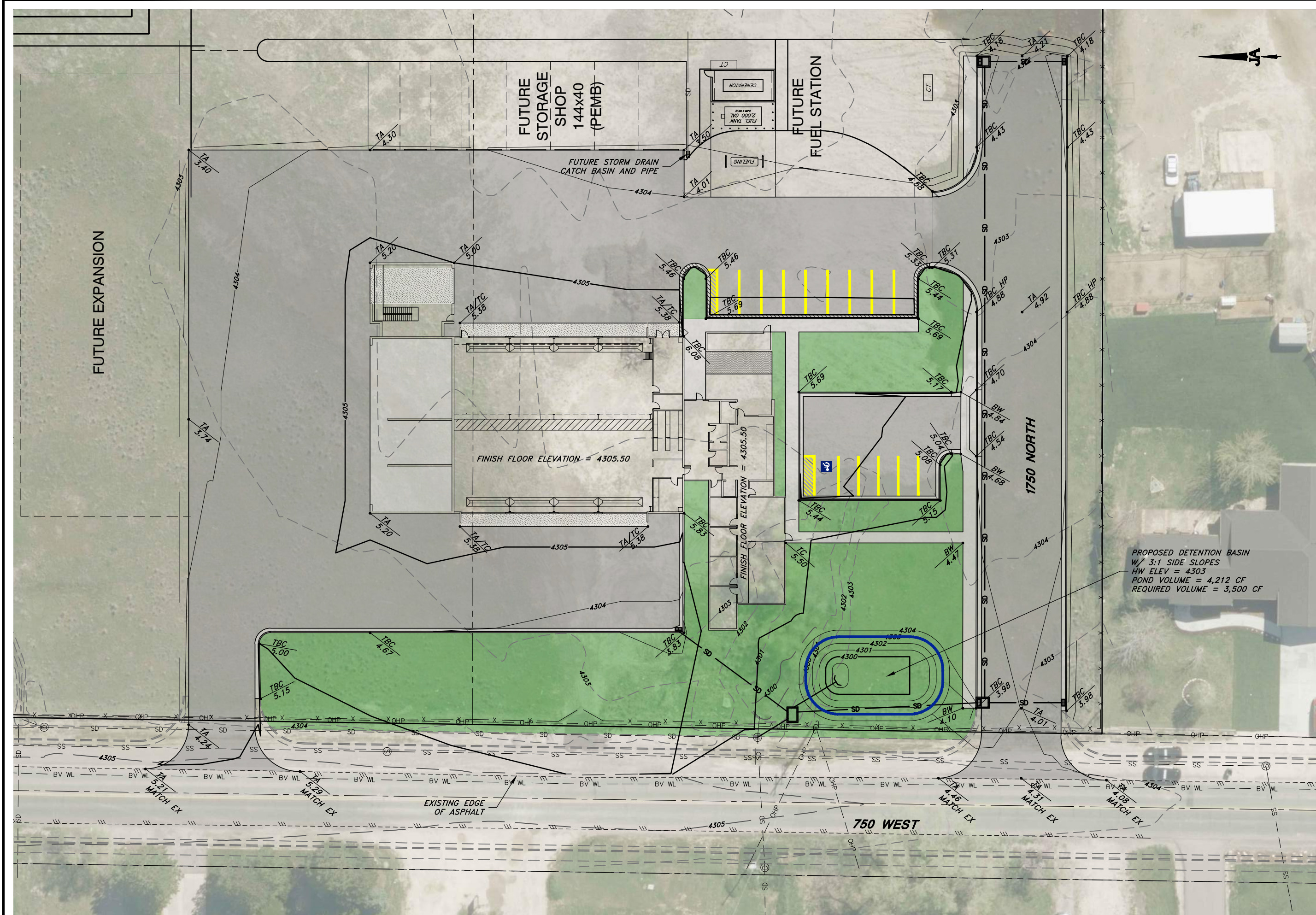
0	COVER SHEET
1	EXISTING CONDITIONS AND DEMOLITION PLAN
2	SITE PLAN
3	UTILITY PLAN
4	GRADING AND DRAINAGE PLAN
5	1750 NORTH PLAN AND PROFILE STA. 0+00 TO 4+00
6	POSSIBLE SWPPP - EROSION CONTROL PLAN
7	POSSIBLE SWPPP - NOTES AND DETAILS
LP-101	PLANTING PLAN
AS101	OVERALL ARCHITECTURAL SITE PLAN
AS102	ARCHITECTURAL SITE PLAN
AE101	ARCHITECTURAL FLOOR PLAN
AE201	EXTERIOR ELEVATION VIEWS
AE202	EXTERIOR ELEVATION VIEWS
AE203	PERSPECTIVE VIEWS

APRIL 2023

JA JONES &
ASSOCIATES
CONSULTING ENGINEERS



PROJECT
LOCATION



CONSULTING
ENGINEERS

JA
JONES &
ASSOCIATES

6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

HARRISVILLE CITY CORPORATION

PUBLIC WORKS BUILDING

GRADING AND DRAINAGE PLAN

MLR DESIGNED	TWE DRAWN	MLR CHECKED	REV.	DATE	APPR.
SCALE: 24" x 36" = 20'	11" x 17" = 40'				
SHEET: 4 OF 1 SHEETS					

