

Harrisville City Planning Commission Meeting  
363 W. Independence Boulevard  
7:00 p.m., June 14, 2017

Commissioners: Steve Weiss  
William Smith  
Chad Holbrook  
Kevin Jensen  
Roger Shuman  
Blair Christensen  
Nathan Averill

Staff: Bill Morris (City Administrator)  
Laurence Boswell (Coordinator)

Visitors: Ruth Pearce, Jeff Pearce, Tyson Lund, Mark H., Shawn Palau.

### **1. CALL TO ORDER.**

Chairman Stephen Weiss called the meeting to order at 7:00 PM.

### **2. CONSENT APPROVAL of Planning Commission Meeting Minutes May 10, 2017.**

#### **MOTION**

Motion by Commissioner Bill Smith, second by Commissioner Chad Holbrook, to approve minutes of Planning Commission meeting held May 10, 2017, as written. Vote called and passed unanimous.

### **3. PUBLIC HEARING. REVIEW/ DISCUSSION/ ACTION on preliminary plans for proposed townhome development off of 1525 North Washington Blvd.**

#### **MOTION**

Motion by Commissioner Kevin Jensen, second by Commissioner Nathan Averill to open public hearing. Vote called and passed unanimous.

#### **PUBLIC HEARING**

No public comments.

#### **MOTION**

Motion by Commissioner Bill Smith, second by Commissioner Blair Christensen to close public hearing. Vote called and passed unanimous.

#### **DISCUSSION**

Chairman Stephen Weiss recommends to table the project. The project that was presented at project management meeting last month was not complete.

#### **MOTION**

Motion by Commissioner Nathan Averill, second by Commissioner Chad Holbrook, to table the

preliminary plans for proposed townhome development off of 1525 North Washington Blvd.  
Vote called and passed unanimously.

#### **4. PUBLIC HEARING. REVIEW/DISCUSSION/ACTION on Ordinance No. 492 - Construction Codes and Standards Amendment.**

##### **MOTION**

Motion by Commissioner Roger Shuman, second by Commissioner Kevin Jensen to open public hearing. Vote called and passed unanimous.

##### **PUBLIC HEARING**

No public comments.

##### **MOTION**

Motion by Commissioner Roger Shuman, second by Commissioner Blair Christensen to close public hearing. Vote called and passed unanimous.

##### **DISCUSSION**

Commissioner Kevin Jensen asks if the Ordinance No. 492 is an amendment or a new ordinance. Laurence Boswell responds stating that the document is an amendment to a previous building code ordinance. Commissioners are not sure what specifically changed in the existing ordinance. They would like to see an outline of each change from the original ordinance and a reason for the amendment process. Chairman Stephen Weiss suggests to table the ordinance until more information is available.

##### **MOTION**

Motion by Commissioner Kevin Jensen, second by Commissioner Chad Holbrook, to table Ordinance No. 492 – Construction Codes and Standards Amendment. Vote called and passed unanimous.

#### **5. REVIEW/DISCUSSION/ACTION on final site plan application for Aloha Behavioral Consultants.**

##### **DISCUSSION**

Chairman Stephen Weiss asks for a representative of Aloha Behavioral to come to the stand. Mark Hilles approaches the stand, representing the architecture firm for Aloha Behavioral Consultants. Mark explains that they are adding a 1,000 square footprint and a level above the existing Aloha Behavioral building. Great basin originally designed the structure and site; Mark's intentions are to follow the same parking arrangement, drainage, etc. that has already been approved in previous years. Mark mentions that he will be adding some landscaping. Commissioner Kevin Jensen seeks clarification by asking if the business is already located on site and that Mark's intention is just to expand on top of the existing structure. Mark affirms that they are adding onto the existing structure. Chairman Stephen Weiss asks if Aloha will remove the parking stall over the storm drain, as mentioned in the engineer's memo. Mark affirms that they will follow the engineer's memo.

##### **MOTION**

Motion by Commissioner Kevin Jensen, second by Commissioner Blair Christensen seconds, to approve final site plan application for Aloha Behavioral Consultants with all the

recommendations suggested by staff. Vote called and passed unanimous.

### **ADDITIONAL DISCUSSION**

Commissioner Roger Shuman wants to see some landscaping on the two corners of the property, bordering HWY 89 and North Harrisville Rd. Jeff Pearce mentions that because UDOT owns HWY 89, there are some things you cannot change of that road, such as access into North Harrisville Rd and landscaping. Commissioner Roger Shuman wants to see more landscaping in the front of the property, instead of behind. Commissioner Roger Shuman feels that the City should change their ordinance so that more landscaping is required for site plans to be approved.

### **6. NO PUBLIC COMMENTS.**

### **7. ADJOURN**

Being no further business, the meeting was adjourned at 7:18 p.m.

Steve Weiss, Chair

Laurence Boswell, Land Use Coordinator