



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, November 18, 2020 – 7:00 p.m.

AGENDA

****IN ACCORDANCE WITH UTAH CODE §52-4-207 AND HARRISVILLE RESOLUTION 20-05; IN ORDER TO PROMOTE THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY, THIS MEETING WILL BE HELD ELECTRONICALLY. ****

Join Zoom Meeting

<https://us02web.zoom.us/j/85020793350?pwd=ZG9sOEtU1VjSTFNenpicVh4RmxkZz09>

Meeting ID: 850 2079 3350

1. CALL TO ORDER.

2. CONSENT APPROVAL - of Planning Commission minutes from September 9, 2020 and October 14, 2020.

3. DISCUSSION/ACTION/RECOMMEND - Site Plan for Mountain View Office and Storage located at 1185 N Washington Blvd. - Bill Morris

4. DISCUSSION/ACTION/RECOMMEND - Conditional Use permit for property located at 1601 N. 750 W. - Ed Saunders

5. DISCUSSION/ACTION/RECOMMEND - Conditional Use permit for property located at 465 Chugg Lane. - Ashley Craft

6. PUBLIC HEARING - Harrisville Ordinance 515; Ben Lomond View Zoning Map Amendment from Open Space (O-1) and Agricultural (A-1) Zone to Mixed-Use Large Project Subzone (MU-LP) located at approximately 1800 N. Highway 89. - Bill Morris

[DUE TO COVID-19 REGULATIONS AND RESTRICTIONS, THE PUBLIC COMMENT PERIOD WILL BE OPEN TO RECEIVE WRITTEN COMMENTS UNTIL DECEMBER 8, 2020. WRITTEN COMMENTS CAN BE MAILED TO HARRISVILLE CITY PLANNING COMMISSION OR EMAILED TO JENNIE KNIGHT AT jknight@cityofharrisville.com.]

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 Meeting
363 W. Independence Boulevard
7:00 p.m., September 9, 2020
Conducting: Chair Chad Holbrook

Commissioners: Chad Holbrook, Chair Staff: Jennie Knight (City Recorder)
Brenda Nelson
Bill Smith
Nathan Averill
Kevin Shakespeare

Visitors: Lex Patterson, Pat Burns, Johny Berzett.

1. Call to Order.

Chair Chad Holbrook called the meeting to order.

2. Consent Approval – of Planning Commission minutes from August 12, 2020.

MOTION: Commissioner Smith motioned to approve the minutes of Planning Commission from August 12, 2020. Commissioner Averill seconded the motion. Voting was unanimous.

3. Discussion/Action – to grant Preliminary approval of Warren Hollow Subdivision located at 217 E. Larsen Lane.

The Engineer's Memo was reviewed. Pat Burns said the turnaround will be road base on the Jennings property. The sewer easement is recorded at the county. Chair Holbrook asked about when they will begin work. Pat Burns said he would like to break ground this year. Commissioner Averill asked about Parcel "A" where the detention basin is, will this be able to fill properly from all the drainage. Pat Burns explained this will be the secondary water system pond as well. The system will retain water when not being used for secondary water use. There will not be standing drainage in the pond and they will use fish to address mosquito populations. Commissioner Averill asked if this area will be fenced with no public access. Pat Burns confirmed this will be the case.

MOTION: Commissioner Averill motioned to grant Preliminary approval of Warren Hollow Subdivision located at 217 E. Larsen Lane subject to the engineer's memo dated September 3, 2020. Commissioner Smith seconded the motion. Voting was unanimous.

4. Discussion/Action/Recommend – Conditional Use Permit for Johny Berzett located at 262 W. Virginia Ave.

Johny Berzett explained the basics of gunsmithing. He said federal registration requires background checks for transfer of ownerships to another person's name. His business will be installing aftermarket parts or coatings on guns for private owners. He does not want to have a retail shop, but if someone he knows would like him to help sell or transfer ownership, he would like to be able to as well. Commissioner Averill asked if the guns would be legally transferred. Mr. Berzett said yes, but that would not be part of his advertising. Mostly business from people

who purchase parts to put on their firearms. He confirmed he will not have a gun inventory at his home, only one firearm at a time, mostly for people he knows. Chair Holbrook asked about customer access and security. Commissioner Smith asked about exhaust fans. Mr. Berzett explained the home is already setup, the previous owner had a room for dentistry work, with exhaust fans already installed with a hood; there is also a rear entrance to the home. Chair Holbrook asked about hours of operation. Mr. Berzett said after his full-time work hours, from about 4pm-7pm at the latest 8pm. Chair Holbrook asked about onsite parking. Mr. Berzett said they have a car port where only one customer will park at a time. Chair Holbrook asked if there was a risk for explosion. Mr. Berzett said he uses an electric smoker and there is no more risk than smoking meat. The liquid coating is overlaid by a compressor and spray gun similar to auto paint and baked in an oven.

Commissioner Shakespeare asked if he has received his federal licensing. Mr. Berzett said he applied about a week ago and they still have to conduct the background check. Commissioner Shakespeare said he would be on hold to conduct transfers until this is approved. Mr. Berzett said it takes around 60 days with an ATF agent conducting an interview and inspection of the home. Commissioner Averill asked if he is licensed to do the coating. Mr. Berzett confirmed yes, that is why he applied for this business. Commissioners reviewed the requirement in the Municipal Code for Home Occupations. Mr. Berzett said he would move this out of his home if the business grows. He is registered for the business name and tax ID. Jennie Knight explained the appeal period before he can apply for the business license.

MOTION: Commissioner Averill motioned to grant the Conditional Use Permit subject to HCMC §11.10.020(9) for Beehive Fire Arms Co. (Johny Berzett). Commissioner Smith seconded the motion. Voting was unanimous.

5. Discussion/Action/Recommend– Harrisville Ordinance 510; Mixed-Use/Infill Commercial Amendments.

Jennie Knight reviewed the changes from the last draft which included parcels within the Mixed-Use/Infill Overlay Map are eligible for consideration, and outlines the commercial use to be the primary factor of the commercial element. Chair Holbrook asked if there were any concerns with the new changes. Commissioner Shakespeare commented this is fairly straight forward. All Commissioners said they are comfortable with these changes.

MOTION: Commissioner Shakespeare motioned to recommend approval of Harrisville Ordinance 510; Mixed-Use/Infill Commercial Amendments. Commissioner Averill seconded the motion. Voting was unanimous.

6. Discussion/Action/Recommend – Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended.

Jennie Knight reviewed the changes that are included in this draft. Chair Holbrook said these reviews have taken extensive looks as to how this will affect residents. Commissioner Averill pointed out RV's have their place, and Walmart will have their place without penalized residents. Commissioner Smith agreed with this not limiting residents. Commissioner Averill said people can now use them with permitted uses without turning them into Airbnb. Chair Holbrook pointed out the generous time frame allowed if someone is constructing a home and also staying on the

street with permission. Commissioner Smith said the permit must be visible so it can be seen. Commissioner Shakespeare said this draft is much better than the original.

MOTION: Commissioner Smith motioned to recommend approval of Harrisville Ordinance 511; Recreation and Commercial Vehicle Amended. Commissioner Shakespeare seconded the motion. Voting was unanimous.

7. Commission/Staff Follow-Up.

Chair Holbrook informed the Commissioners of the passing of Ronda Kippen's brother.

8. Adjourn.

Being no further business, Chair Holbrook declared the meeting adjourned at 7:37pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair

Harrisville City Planning Commission Work Session
370 West 2000 North, Harrisville
7:00p.m. – October 14, 2020
Conducting: Chair Holbrook

Commissioners:

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

Staff:

Bill Morris, City Administrator
Jennie Knight, City Recorder
Glen Gammell, Public Works
Matt Robertson, City Engineer
Ronda Kippen, Community Planner

Visitors: Doug Palermo, Eric Langvardt, Perry Kunz, Darlene Kunz, Stephen Weiss, Blaine Barrow, Craig Garner, Ashley Reedy, Maxwell Jackson, Lou Eddy, Eric and Amy Larsen, Sarah Heilig, R. W. Essley, Arnold Tait, Mayor Tait, Shanna Edwards, Lynn Edwards, Kenny Loveland, Mike Martin, Karen Martin.

1. Call to Order.

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

2. Work Session.

a. Chair Holbrook introduced Planning Commissioners and Bill Morris.

Chair Holbrook gave a brief explanation of the work session and reminded attendees that public input would be received at a public hearing to be held at a later date which will be held either at the Jr. High or at City Hall. He asked attendees to have an open mind and consider all kinds of perspectives recognizing this area could become the heart of Harrisville.

b. Bill Morris gave a brief background regarding the Ben Lomond Golf Course and the zoning application process.

Bill Morris gave background on the Ben Lomond Golf Course, explaining how the sport of golf has been declining and has not bounced back. The Golf Course considered selling about 10 years ago and came to the city with a developer at that time; then decided not to sell and returned to maintaining the golf course up until two years ago. The owners came again to the city asking if the city had interest in buying the golf course. The city council at that time met and received a presentation from Zion's Bank on how to bond which gave a price for the city to purchase, in turn would double the property tax. That did not seem prudent and with the risk of the city possibly not being able to keep the golf course running either. The city is sad to see the golf course sell but could not justify a double in property taxes for residents. The golf course went on the market and we have a developer who has this under contract with the proposal that is being presented. The city has a general master plan to rezone this area as Mixed-Use Large Project. They have filed an application recently and the city scheduled this meeting. He encouraged attendees to listen and bring their comments to the public hearing which may be held in November.

c. Presentation of the proposed Ben Lomond Golf Course zoning amendment plan

by the applicant.

Chair Holbrook introduced Eric Langvardt, who is the land planner, presenting the multi facet plan that they have designed. Eric Langvardt walked through the outline of the plan. Most attendees are familiar with where this golf course is located. He has put together a master plan process to look at the property and create a diverse master plan community. This plan does not have similar lots types right after the other; rather a mixed product that the city land use calls out as mixed use. The property is accessed from four different locations. There is a connection from Highway 89 to the north onto 2000 North which creates a commercial core in the middle. When they started planning this area, they wanted to create the heart of the community, instead of putting the commercial area on the highway. They looked at where retail is going and how this is evolving with a more experience based commercial center and a mix of retail and other commercial uses. The intent is primarily local businesses that have the “Mom and Pop” feel with office space around an amphitheater. They envision using the amphitheatre to gather the community.

They find most people do shopping on amazon but go out and have an experience-based shopping experience locally. This area highlights this core element, with less of a parking lot style but rather an organic flow of parking through the area. Breaking this up into two separate pieces with the priority on pedestrians and the shopping experience. The concept includes a variety of single-family homes, town homes, twin homes, and stacked condos, all being front door focused with tree lined streets so they are not looking at garage doors. The street scape is aesthetically appealing by connected streets with walking to parks throughout the property. All residences are within 5 minutes of a park; access was a big focus. With the placement of the town center, this gives the opportunity to tie into Millennial Park with open space and the town center. Connectivity forms the basis for the rest of the plan.

As this concept flows away from the center, there are more neighborhood greens containing open space. Additionally, there are five different single-family lot ideas included; some being alley loaded, and some having traditional two car garages in front. The two existing golf ponds are being preserved to create a buffer but also parking space for the community as well. This proposal includes preserving 27.3 acres of open space, and connecting a trails to the existing trail system. Open space is a major priority. There is another connection to 2000 North on the east side which has the only cul-de-sac in the concept plan.

A club house adjacent to the park abuts the recreation area creating a cohesive feeling. The programming for the club house is a quasi-commercial use for indoor and outdoor recreational space. Overall, there are 630 homes with a combination of retail foot prints in the town center. Parking has been a vital discussion. Every single-family lot will have a two-car garage with two more spaces in the front driveway. Each town home will have a two-car garage, with some having a driveway, and some not. There are 3.67 parking spaces per town house, 2.55 parking spaces per condo unit, and the commercial area has 242 spaces planned. Regulation for the amount of commercial space would be 226 parking spaces when applying the 10% allowable shared parking use. The parking for office space is offset by the parking for housing because of differing time of day for use. The way they are mapping this minimizes where the parking will be going. The town center will have another 209 parking spaces on the road that can be used if adjacent to the commercial use. The minimum requirement is already met, but this adds to the allowable parking. This would also allow for a farmer’s market by shutting off some of the parking area.

They are proposing a landscaped berm as a buffer for the highway. Trails were studied along

with bike traffic. Connectivity to the subdivision to the south has been discussed as well. This planned development will be phased and will create diversity; providing a place within the boundaries of Harrisville with a center location, and is not just another subdivision.

Chair Holbrook asked for Eric Langvardt to outline the trails map. Eric Langvardt outlined the trails map showing the trails future map tying into this area. The south east portion could also tie into the North Ogden neighborhood with a walking path, where there is existing open space.

With regard to the traffic on Highway 89, there are sidewalks connecting the trail system that could loop through parks as well. They are proposing to work with the city to show new parking at Millennial Park on 2000 North to include 69 parking stalls. Chair Holbrook suggested including a pickle ball court. Eric Langvardt said the programming on the club house includes pickle ball since this is the hottest use for recreation right now.

Commissioner Averill asked if the street sections are wide enough for trees. Eric said a 6-foot park strip allows for trees, which is not a current road standard. A 4-foot park strip can work, but a 6 foot works better. A neighborhood with 33 feet of asphalt did not make sense to them. They put the emphasis on pedestrian traffic with less asphalt to plow making a safer street. This does include 60-foot collectors for the main roads.

Doug Palermo asked for Eric Langvardt to outline the senior component. Eric Langvardt explained the north east corner is age preference twin home housing; providing a product for a variety of users. Some users may find their first home, first apartment, or retirement home. With the age targeted community, a little bit off the beaten path, not right in the activity zone but with access to the commercial zone, in a quieter location. They see that area having a neighborhood park, possibly a dog park, with some recreational opportunities there as well.

Commissioner Nelson asked if the club house and swimming pool are for HOA residents only, not open to the public. Eric Langvardt said this area could also be used as a mail receiving location. The outdoor space captures the views, with the community core being the club house. They have yet to determine how big the HOA component will be. Commissioner Averill asked if the recreation elements could be considered for all residents. They have talked of moving the fitness element down to the commercial area, not in the club house, which could allow for a public fitness facility. There is ample space for outdoor activities. Eric Langvardt explained that Daybreak community has so many parks they do not create a unity of togetherness. He is looking to connect with the pickle ball courts and mail collection to bring people together in the same space.

Chair Holbrook asked for an outline of the economic benefits of the commercial element of the project. Eric Langvardt explained that typically retail is a big tax generator for a community. They are trying to address this with flexible retail that is sized right, since empty buildings do not provide anything. They are not targeting big tenants, but small office spaces in this setting by using the best use not for just this project but the entire community. Bill Morris asked if the commercial buildings are two stories. Eric Langvardt said they have discussed a combination of two story with some decking overlooking the lower levels. They do not want two story masses but more traditional and timeless spaces. They have had some interest but not above two stories. Chair Holbrook explained most residents are coming from owning half acre lots, how is this new perspective of smaller lots going to be organized. Eric Langvardt said there are a lot of perspectives to consider, with small being relative to the area. He used the example of small spaces in New York. With the price and scarcity of water, smaller lots are what people are looking for. These lots are somewhat large in comparison to other areas they are building elsewhere. Harrisville has other areas with these dimensions. His first home was a townhome

allowing him to move up from there. People may not graduate from college, be married, and afford a half-acre lot anymore. Small lots put a premium on shared spaces. With aging generations, some do not want to maintain their own yard, but would use a local park. Not all areas should be like this, but this area is a good fit.

Commissioner Nelson asked what the time frame is for development. Eric Langvardt said this is based on the approval process through the city. The Utah Real Estate market is a destination for people to come to. There are builders excited about this concept because of the mini village feel. This can move fairly quickly. Doug Palermo said they would like to start in March if they go through the approval process.

Bill Morris suggested leaving the concept plan on the screen for public view. Jennie Knight outlined how the public notice is made. Bill Morris explained the next Planning Commission meeting will be rescheduled for November 18, with the 11th being Veteran's Day. Comments can be sent to jknight@cityofharrisville.com.

d. Planning Commissioners gave discussion.

No further discussion was given.

e. Public Hearing was scheduled.

MOTION: Commissioner Nelson motioned to set a public hearing for the rezone application on November 18, 2020 at 7:00 p.m. at Orion Jr. High. Commissioner Smith seconded the motion. Voting was unanimous.

3. Adjourn.

Chair Holbrook declared the meeting adjourned at 7:50 p.m.

Jennie Knight
City Recorder

Chad Holbrook
Chair

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew Robertson, P.E.
City Engineer

RE: **MOUNTAIN VIEW OFFICE & STORAGE PHASE 2 (DAVE GREEN)**
Site Plan Review

Date: November 13, 2020

The Site is located at 1185 North Street Washington Blvd. Currently on this site there is an existing building, and the Owner is proposing to construct several new buildings. Our office has completed a review of the site plan and recommend approval subject to the following comments:

1. Obtain approval and necessary permits from UDOT for any work within the Washington Blvd. right-of-way.
2. Obtain approval of plans from Bona Vista Water District for all culinary water improvements and from North View Fire District for fire protection.
3. A landscaping plan was submitted earlier this year but was not included with the latest set of drawings. The landscape plan will need to be included in the plans and landscaping of the site should follow the requirements of City Code 11.13.040.
4. The setback on the north side of the site is less than 20'. Per City Code 11.13.020, a side setback next to a residential zone should be 20 feet. The zone to the north is still shown as residential but has been used for commercial purposes by a construction company and is shown on the General Plan map as commercial. I would recommend allowing this setback based on the historical use of the property to the north and the General Plan.
5. Prepare a Stormwater Pollution Prevention Plan (SWPPP), file an NOI with the State, and obtain a storm water permit from the City prior to commencing construction.

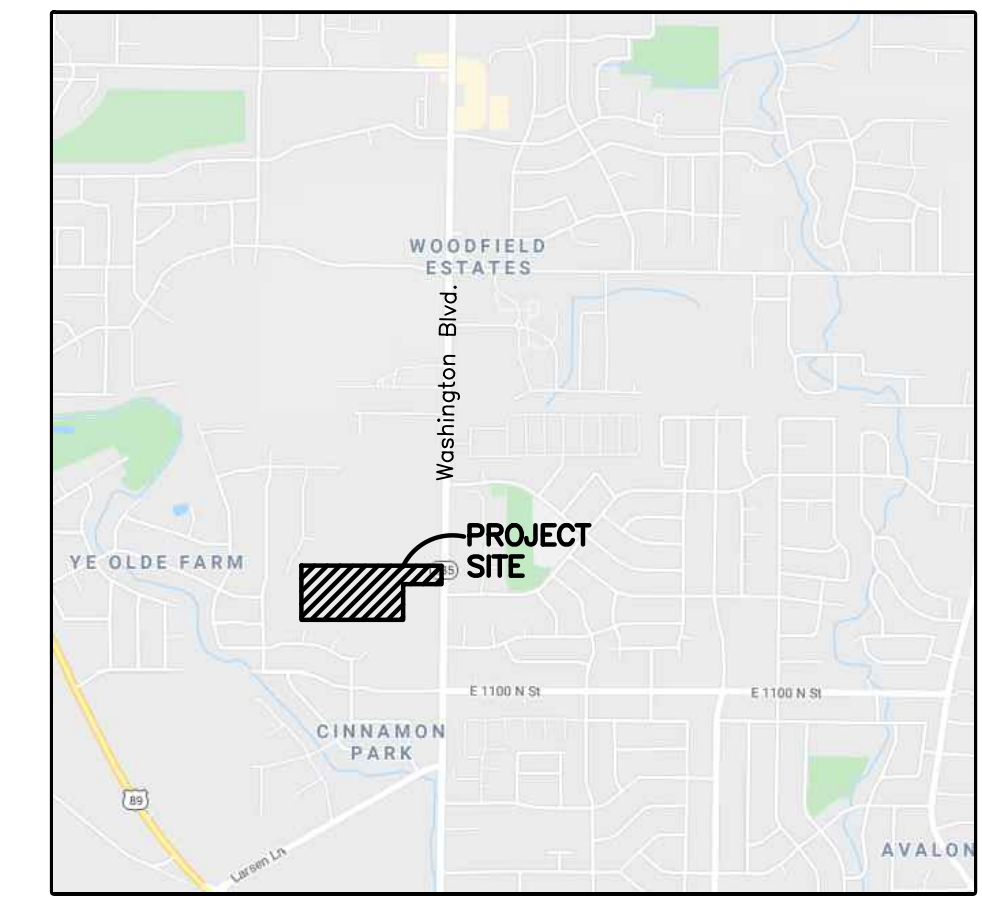
Project Narrative/Notes/Revisions

- 06/16/20 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 10/29/20 NF - REVISED PER CITY COMMENTS.

MOUNTAIN VIEW OFFICE & STORAGE

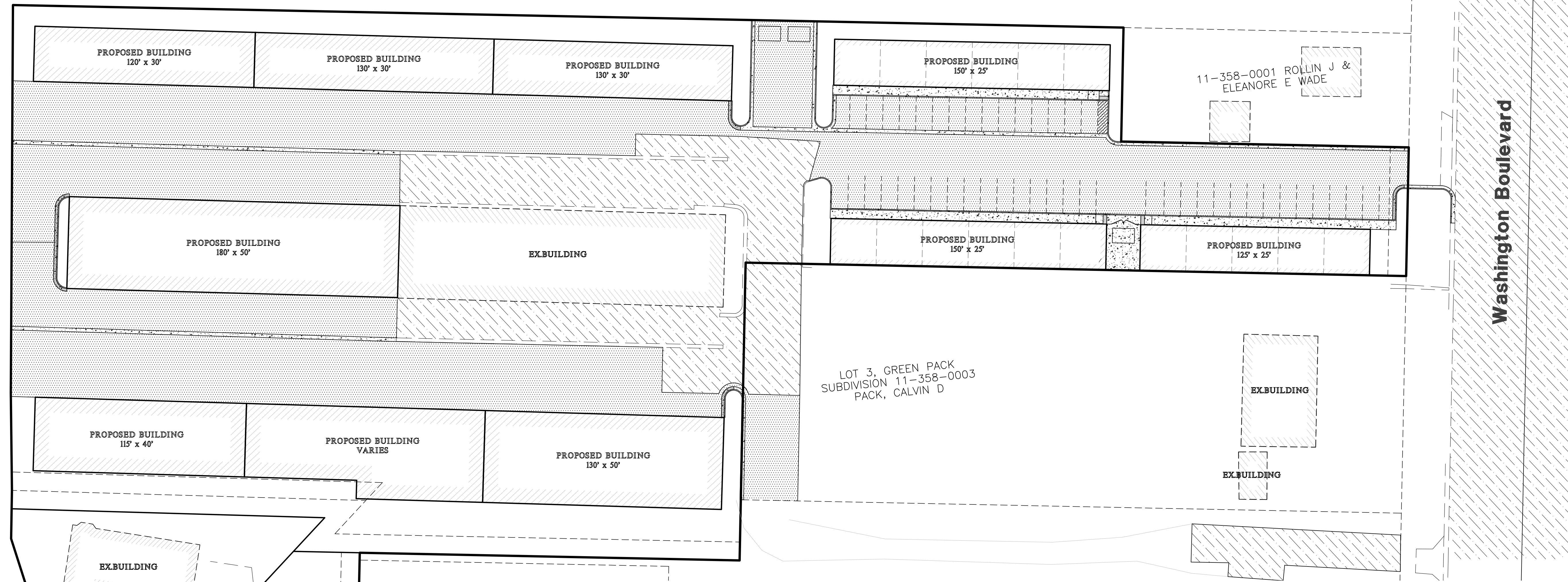
Phase 2 Improvement Plans

HARRISVILLE CITY, WEBER COUNTY, UTAH
MARCH, 2020



Vicinity Map
NOT TO SCALE

11-016-0015 BAILEY V PROPERTIES LLC



11-016-0047 HARRISVILLE CITY

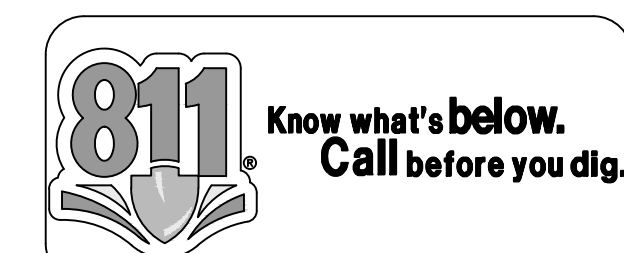
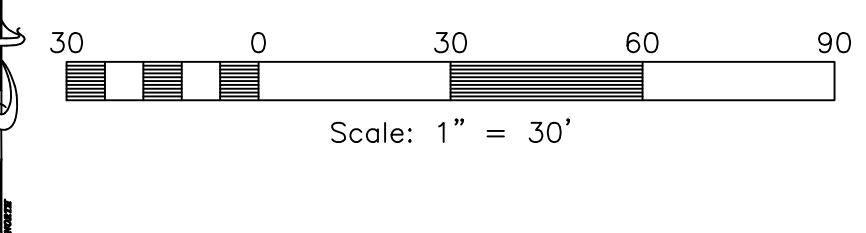
11-358-0001 ROLLIN J & ELEANORE E WADE

LOT 3, GREEN PACK SUBDIVISION 11-358-0003 PACK, CALVIN D

LOT 48-R 11-273-0007 BROWN, JOAN E TRUSTEE

LOT 51-R 11-273-0010 STEPHENS, VERONICA

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend
 - Sheet 3 - Existing & Demolition Plan
 - Sheet 4 - Site Plan
 - Sheet 5 - Grading & Utility Plan
 - Sheet 6 - Standard Details
 - Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 8 - Storm Water Pollution Prevention Plan Details



Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Dave Green
Davegreen99@hotmail.com
Phone: (801)-814-0717

Project Contact:
Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Mountain View Office & Storage Phase 2
HARRISVILLE CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:	JEREMY A DRAPER P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2020
Name:	MOUNTAIN VIEW OFFICE & STORAGE PHASE 2
Number:	3458-01

Sheet	8
1	Sheets

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY, PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ONE OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITS AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK SPECIFIED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) AGENCY TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE CITIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

- SW LAT— = PROPOSED SECONDARY WATER LATERAL
- LD LAT— = PROPOSED LAND DRAIN LATERAL
- W LAT— = PROPOSED WATER LATERAL
- SS LAT— = PROPOSED SEWER LATERAL
- W/8— = PROPOSED CULINARY WATER LINE
- EX.W --- = EXISTING CULINARY WATER LINE
- SW/8— = PROPOSED SECONDARY WATER LINE
- EX.SW --- = EXISTING SECONDARY WATER LINE
- SS/8— = PROPOSED SANITARY SEWER LINE
- EX.SS --- = EXISTING SANITARY SEWER LINE
- SD/15— = PROPOSED STORM DRAIN LINE
- EX.SD --- = EXISTING STORM DRAIN LINE
- LD/8— = PROPOSED LAND DRAIN LINE
- EX.LD --- = EXISTING LAND DRAIN LINE
- IRR/18— = PROPOSED IRRIGATION LINE
- EX.IRR --- = EXISTING IRRIGATION LINE

- × × × = FENCE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED MANHOLE
- = EXISTING MANHOLE
- = PROPOSED SEWER CLEAN-OUT
- ⌘ = PROPOSED GATE VALVE
- ⌘ = EXISTING GATE VALVE

- = PROPOSED WATER METER
- = EXISTING WATER METER
- = PROPOSED CATCH BASIN
- = EXISTING CATCH BASIN
- = DRAINAGE SWALE
- ⚡ = PLUG W/ 2" BLOW-OFF
- = PLUG & BLOCK
- = STREET LIGHT
- = SIGN
- BLDG = BUILDING
- C&G = CURB & GUTTER
- CB = CATCH BASIN
- C.F. = CUBIC FEET
- C.F.S. = CUBIC FEET PER SECOND
- FC = FENCE CORNER
- FF = FINISH FLOOR
- FFE = FINISH FLOOR ELEVATION
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- INV = INVERT
- L.F. = LINEAR FEET
- NG = NATURAL GRADE

- PP = POWER/UTILITY POLE
- P.U.E. = PUBLIC UTILITY EASEMENT
- RCP = REINFORCED CONCRETE PIPE
- RIM = RIM OF MANHOLE
- R.O.W. = RIGHT-OF-WAY
- SD = STORM DRAIN
- SS = SANITARY SEWER
- TBC = TOP BACK OF CURB
- TOA = TOP OF ASPHALT
- TOC = TOP OF CONCRETE
- TOFF = TOP OF FINISHED FLOOR
- TOI = TOP OF PUMP ISLAND
- TSW = TOP OF SIDEWALK
- W = CULINARY WATER
- WM = WATER METER
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = EXISTING ASPHALT TO BE REMOVED
- = OUTFALL CURB & GUTTER
- 4800 = EXISTING CONTOUR GRADE
- 4800 = PROPOSED CONTOUR GRADE

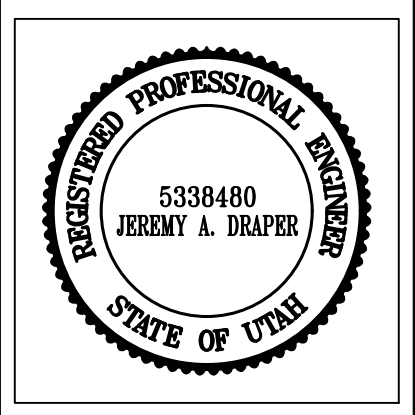
Legend

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 TEL: (801) 621-1100 www.reeve-assoc.com
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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

Mountain View Office & Storage Phase 2
 HARRISVILLE CITY, WEBER COUNTY, UTAH

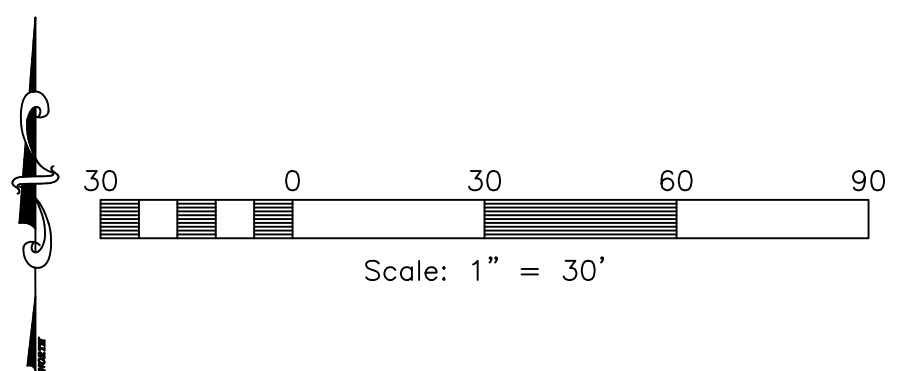
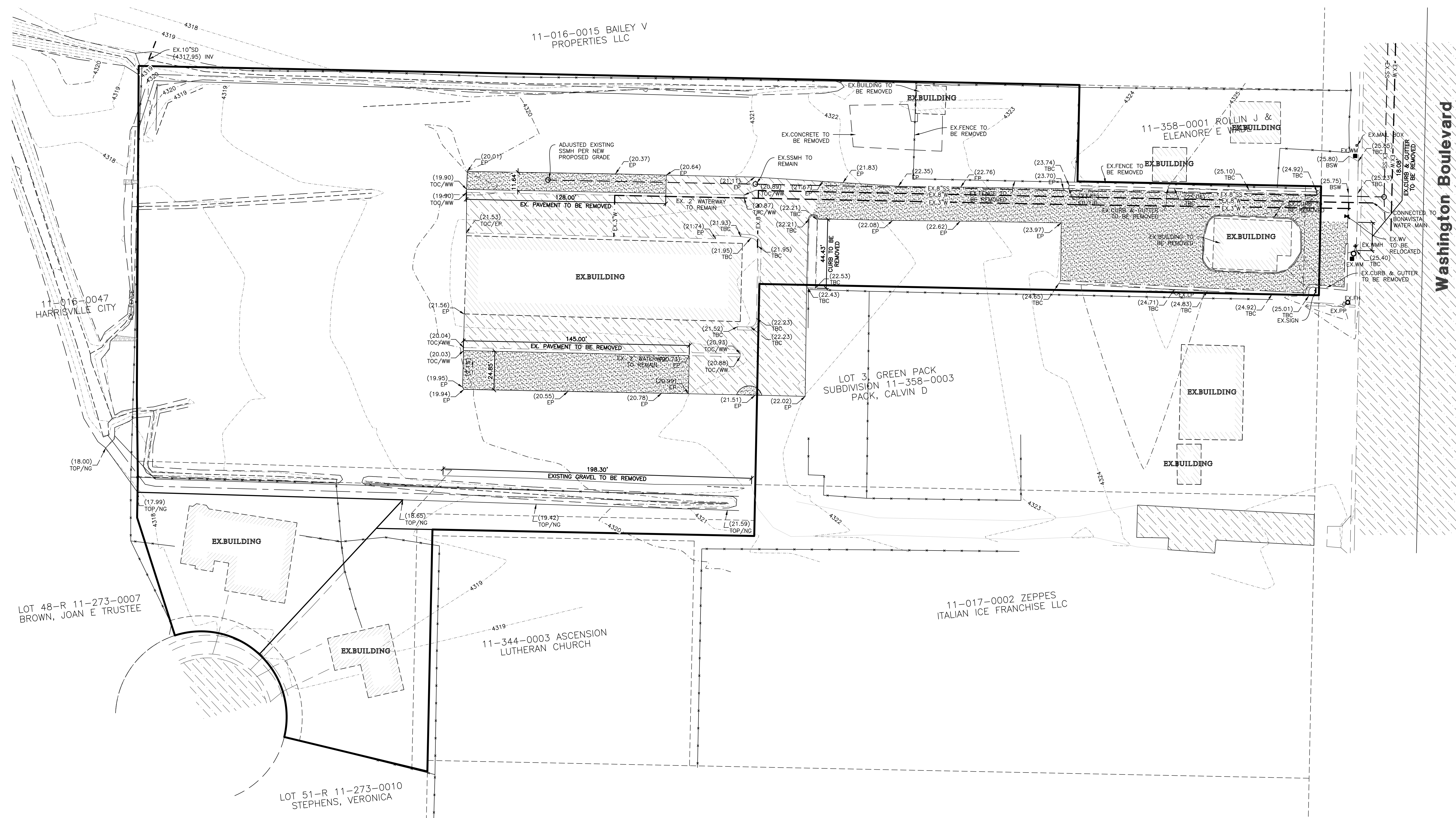
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Project Info.

Engineer: JEREMY A DRAPER P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH, 2020
 Name: MOUNTAIN VIEW OFFICE & STORAGE PHASE 2
 Number: 3458-01

Sheet	8
2	Sheets



- Legend**
- = EXISTING ASPHALT PAVEMENT
 - = EXISTING ASPHALT TO BE REMOVED

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REVISIONS	DESCRIPTION

Mountain View Office & Storage Phase 2
 HARRISVILLE CITY, WEBER COUNTY, UTAH

EX. & Demolition Plan



Project Info.

Engineer:	JEREMY A. DRAPER P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2020
Name:	MOUNTAIN VIEW OFFICE & STORAGE PHASE 2
Number:	3458-01

Sheet	8
3	Sheets

REVISIONS	DESCRIPTION

Mountain View Office & Storage Phase 2
 HARRISVILLE CITY, WEBER COUNTY, UTAH

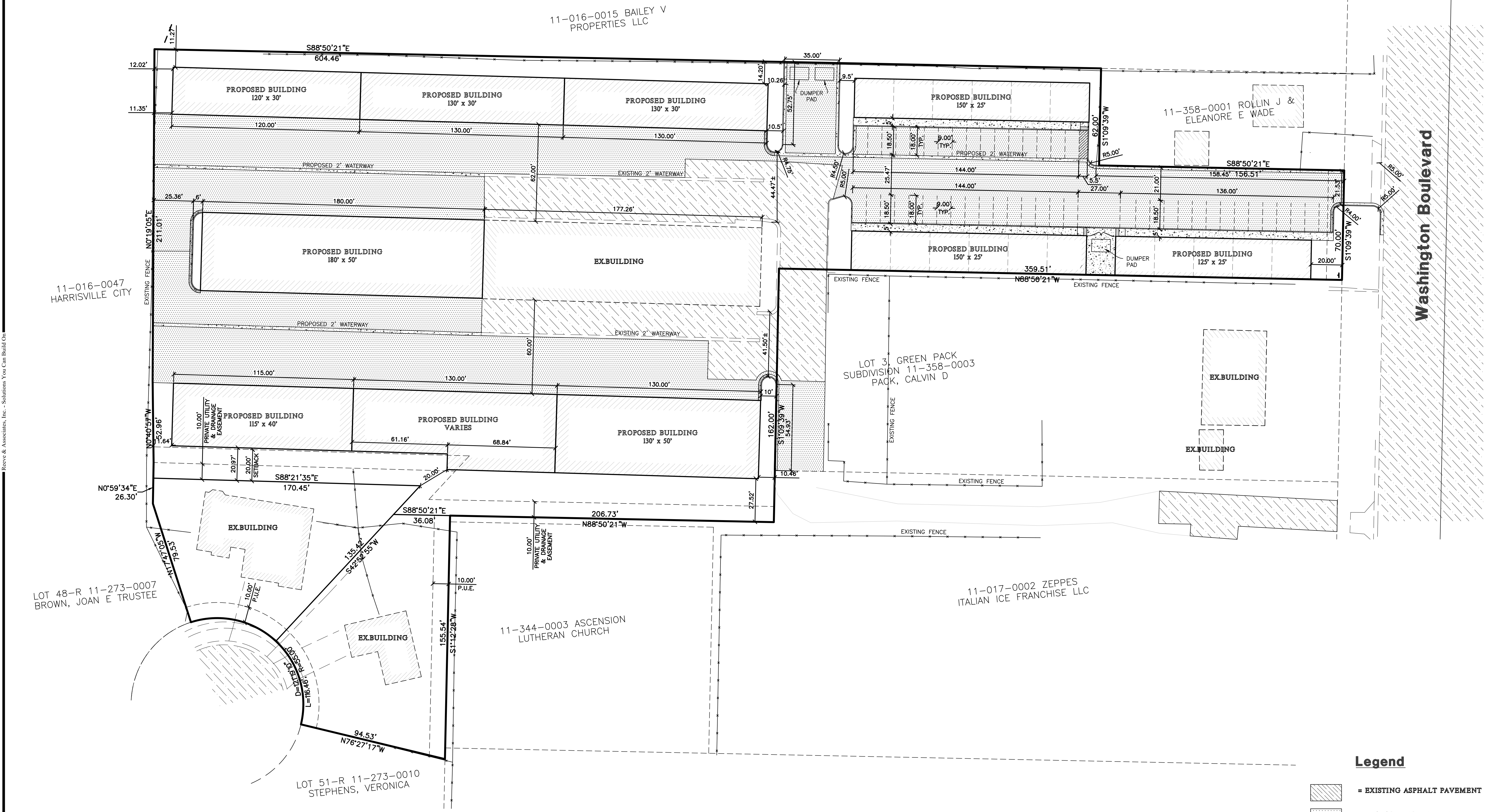
Site Plan



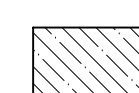
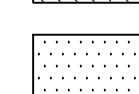

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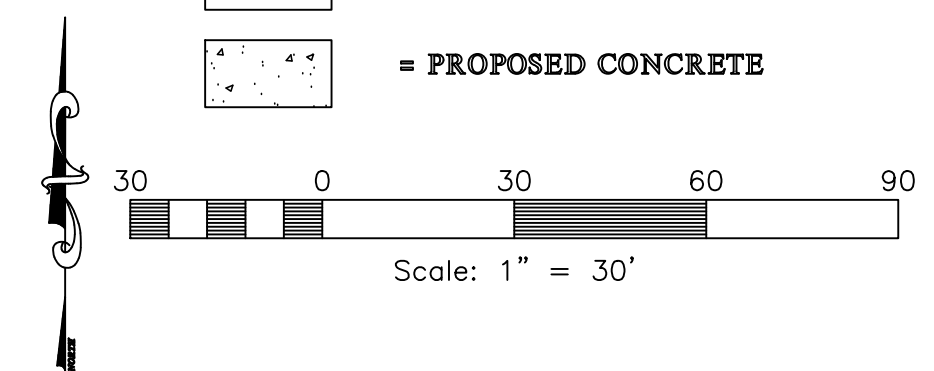
Engineer:	JEREMY A DRAPER P.E.
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Begin Date:	MARCH, 2020
Name:	MOUNTAIN VIEW OFFICE & STORAGE PHASE 2
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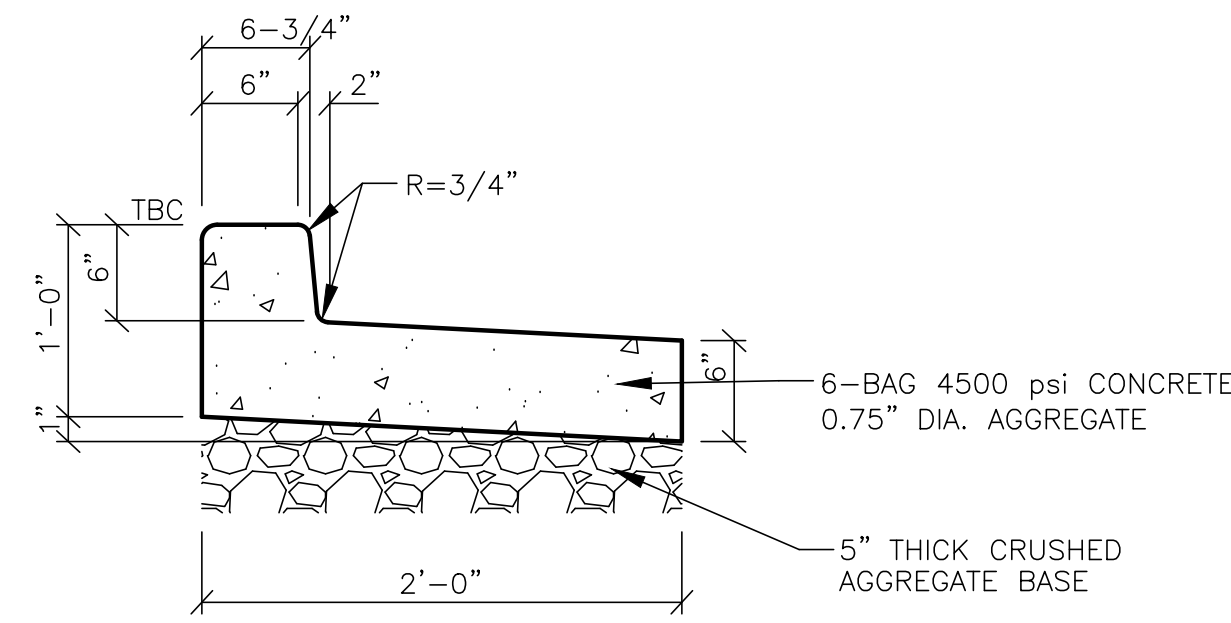
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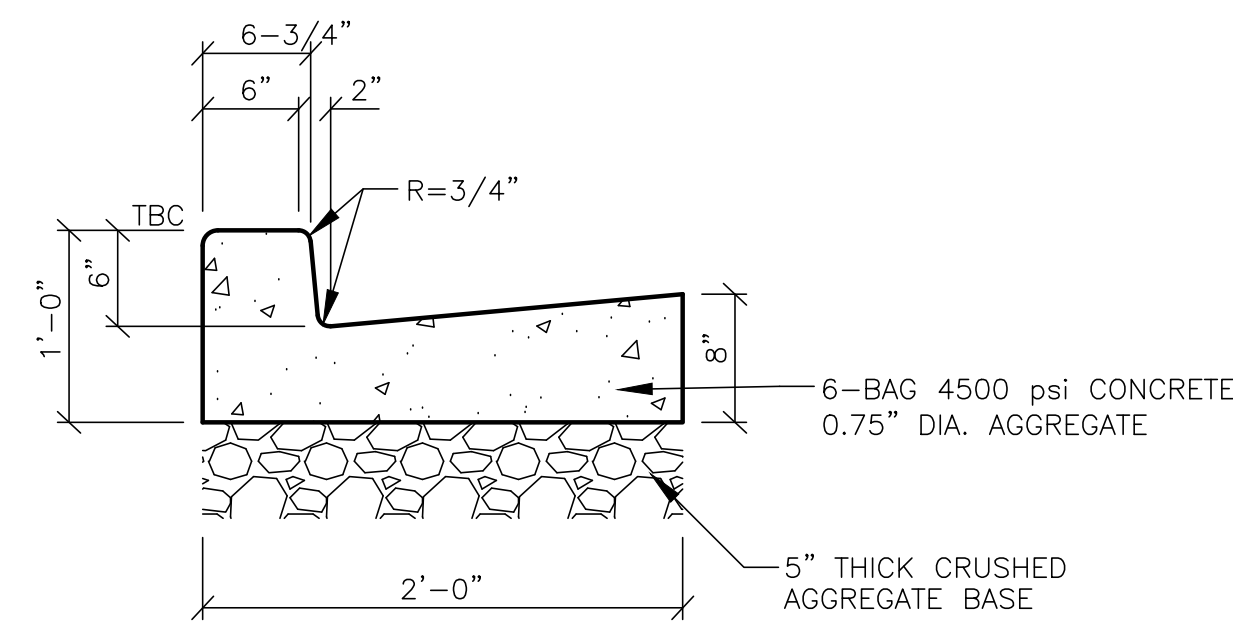
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-  = EXISTING ASPHALT PAVEMENT
-  = PROPOSED ASPHALT PAVEMENT
-  = PROPOSED CONCRETE

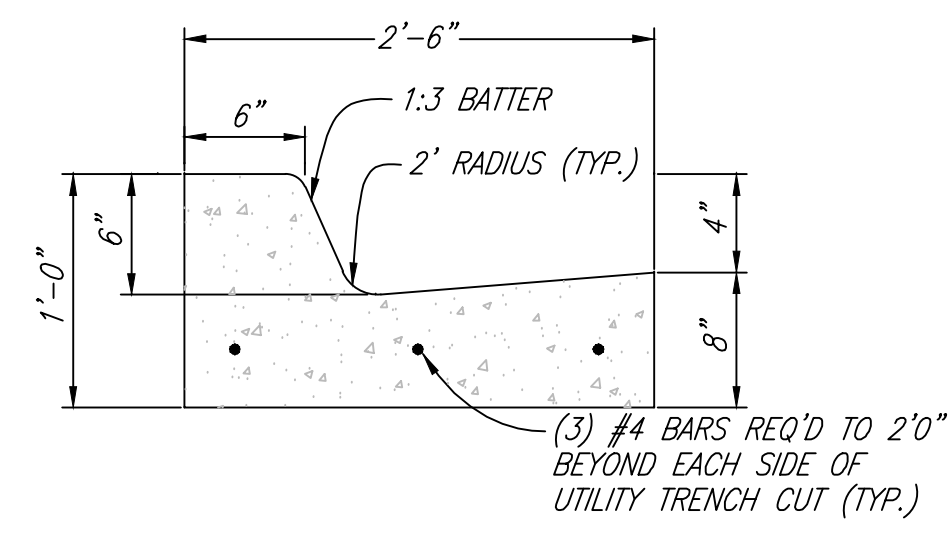




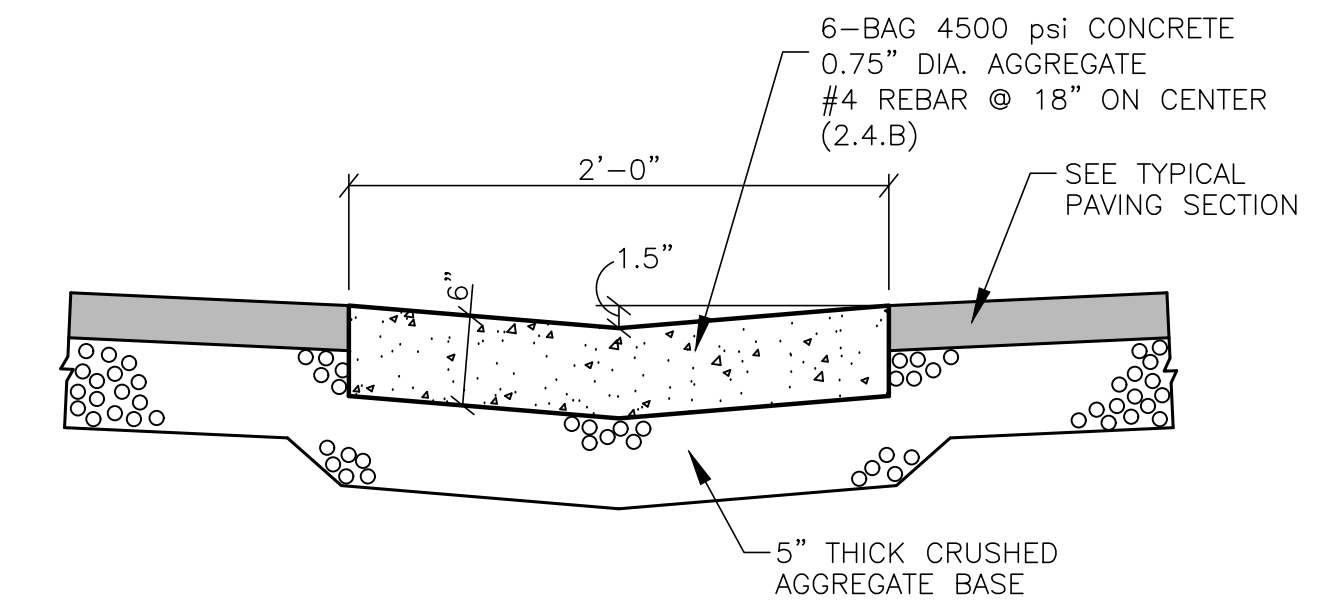
**On-Site Outfall
'L' Curb & Gutter**
SCALE: NONE



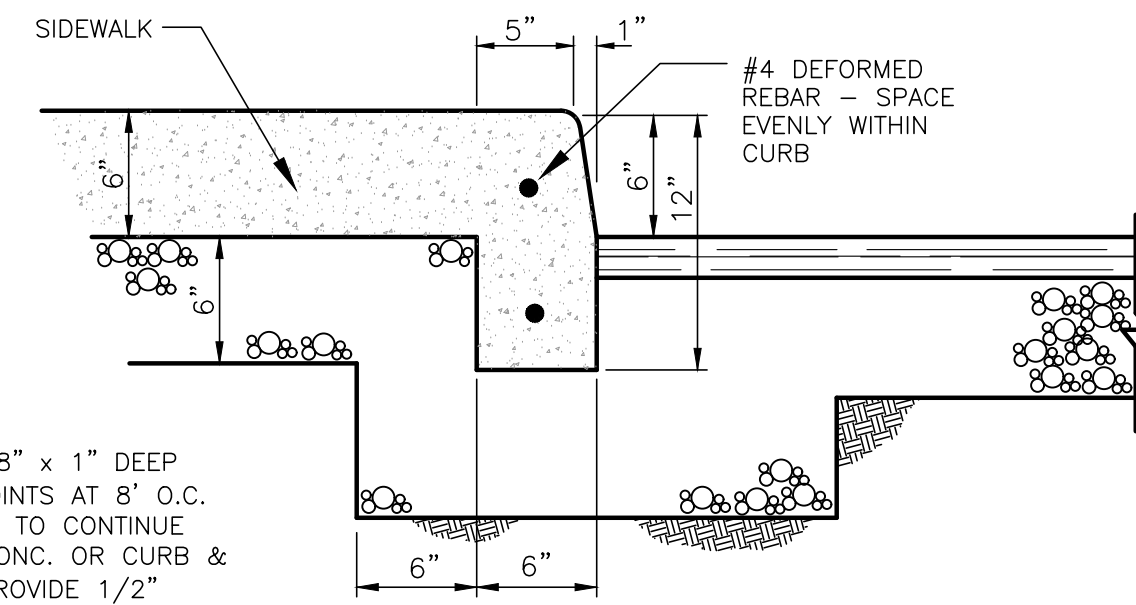
**On-Site 'L' Type
Curb & Gutter**
SCALE: NONE



**Curb & Gutter Along
Washington Boulevard**
SCALE: NONE

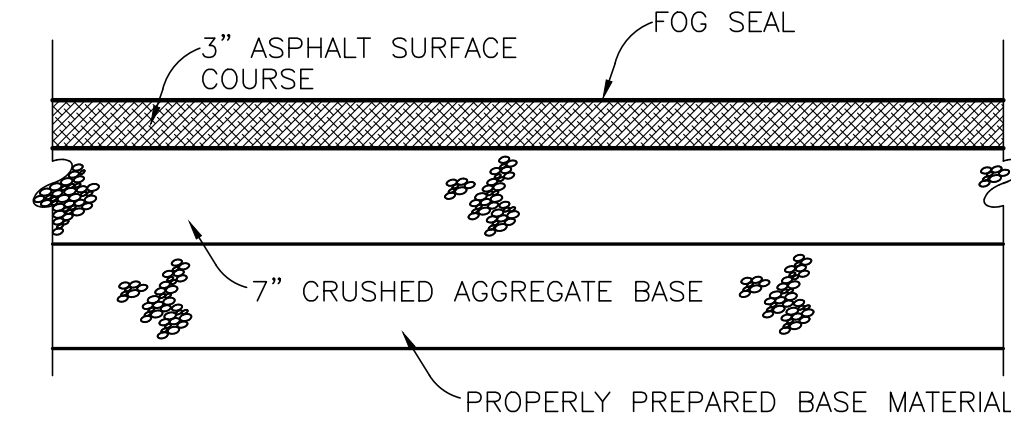


2' Concrete Waterway
SCALE: NONE

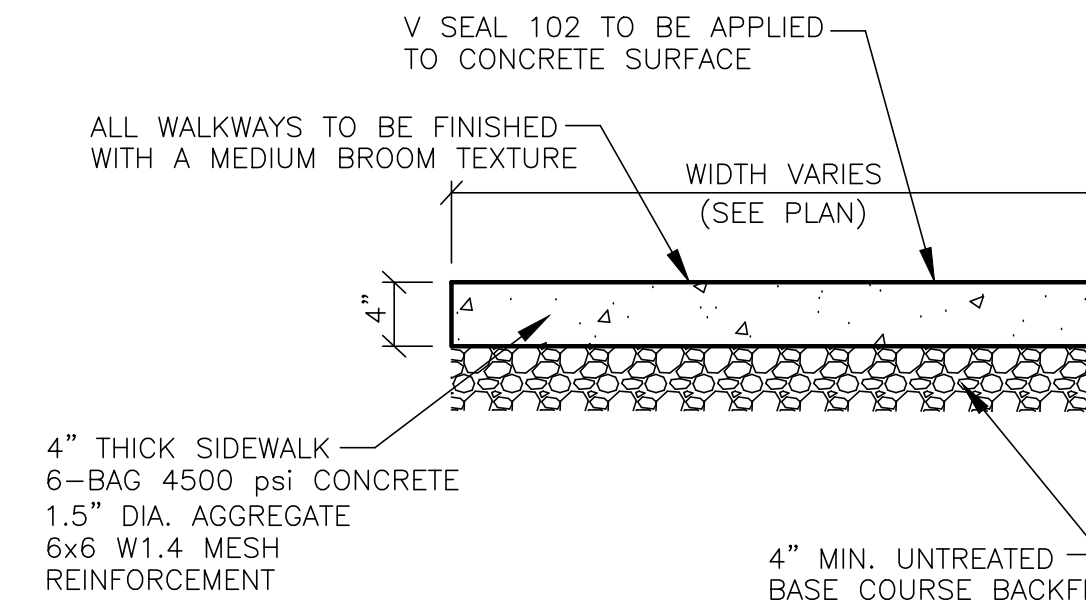


NOTE:
PROVIDE 1/8" x 1" DEEP
CONTROL JOINTS AT 8' O.C.
MAX. JOINTS TO CONTINUE
THROUGH CONC. OR CURB &
GUTTER. PROVIDE 1/2"
EXPANSION JOINTS AT 30' O.C.

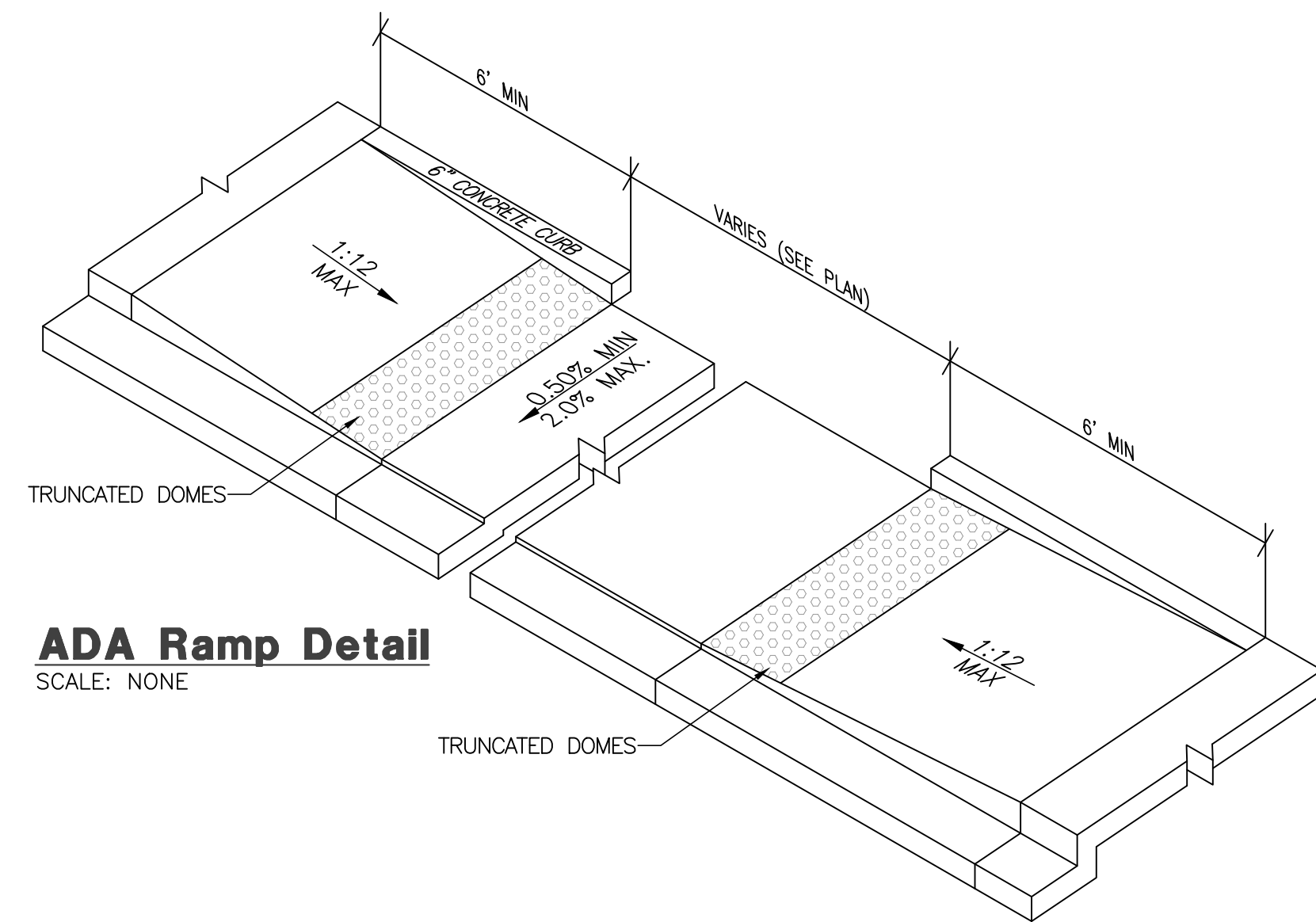
Curb/Sidewalk Detail
SCALE: NONE



Typical On-Site Asphalt Paving
SCALE: NONE



Concrete Walkway
SCALE: NONE



ADA Ramp Detail
SCALE: NONE

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REVISIONS	DESCRIPTION

**Mountain View Office & Storage
Phase 2**
HARRISVILLE CITY, WEBER COUNTY, UTAH

Standard Details



Project Info.

Engineer:	JEREMY A. DRAPER P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2020
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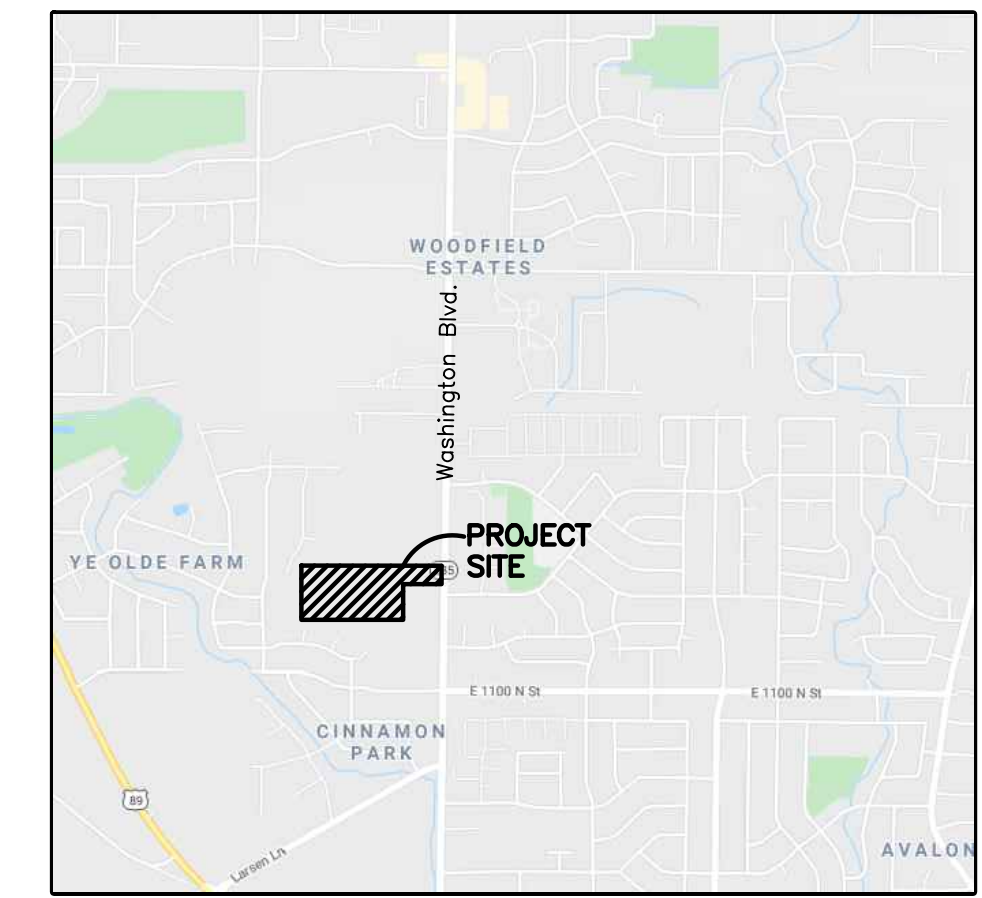
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MOUNTAIN VIEW OFFICE & STORAGE

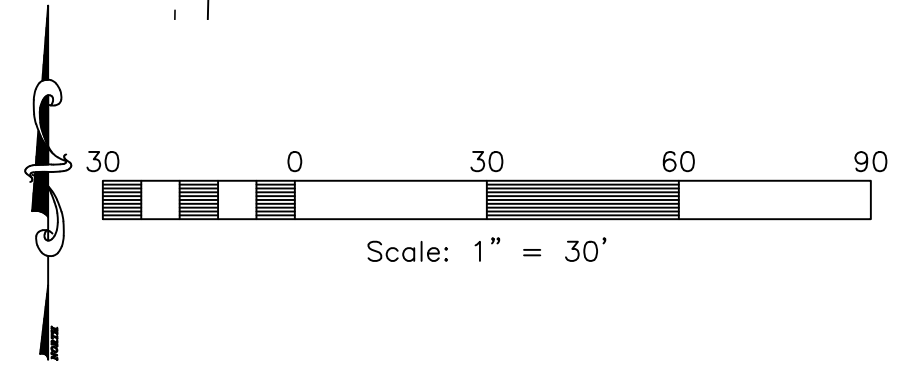
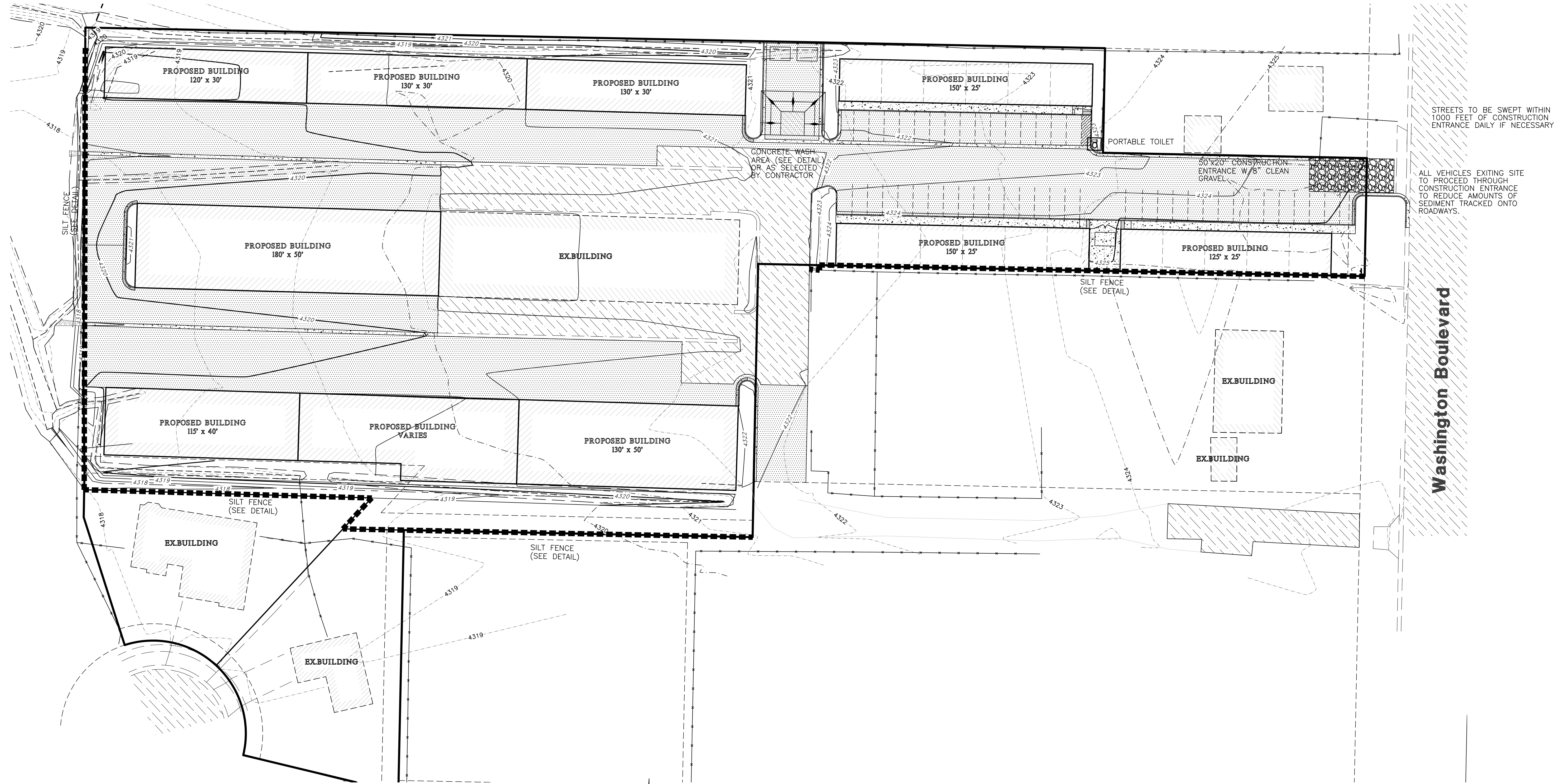
Phase 2

Storm Water Pollution Prevention Plan Exhibit

HARRISVILLE CITY, WEBER COUNTY, UTAH
MARCH, 2020



Vicinity Map
NOT TO SCALE



Construction Activity Schedule	
PROJECT LOCATION.....	HARRISVILLE CITY, WEBER COUNTY, (UT)
PROJECT BEGINNING DATE.....	JUNE, 2020
BMP'S DEPLOYMENT DATE.....	JUNE, 2020
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	DAVE GREEN (801) 814-0717
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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TEL: (801) 821-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Mountain View Office & Storage Phase 2
HARRISVILLE CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

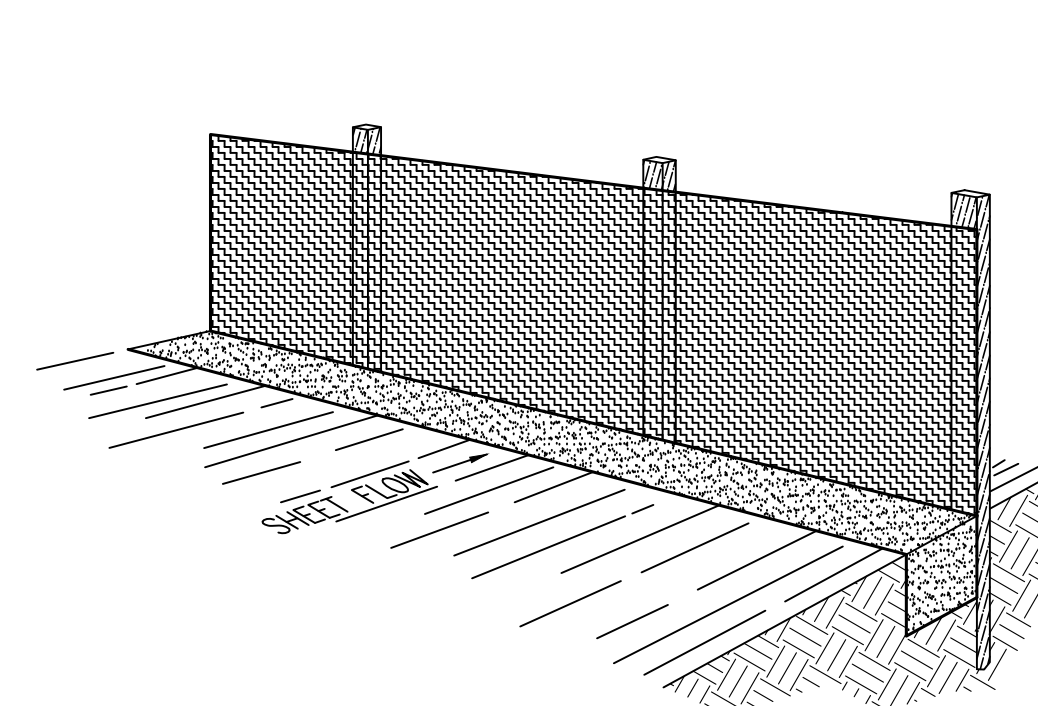


Project Info.	
Engineer:	JEREMY A DRAPER P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH, 2020
Name:	MOUNTAIN VIEW OFFICE & STORAGE PHASE 2
Number:	3458-01

Sheet	8
7	Sheets

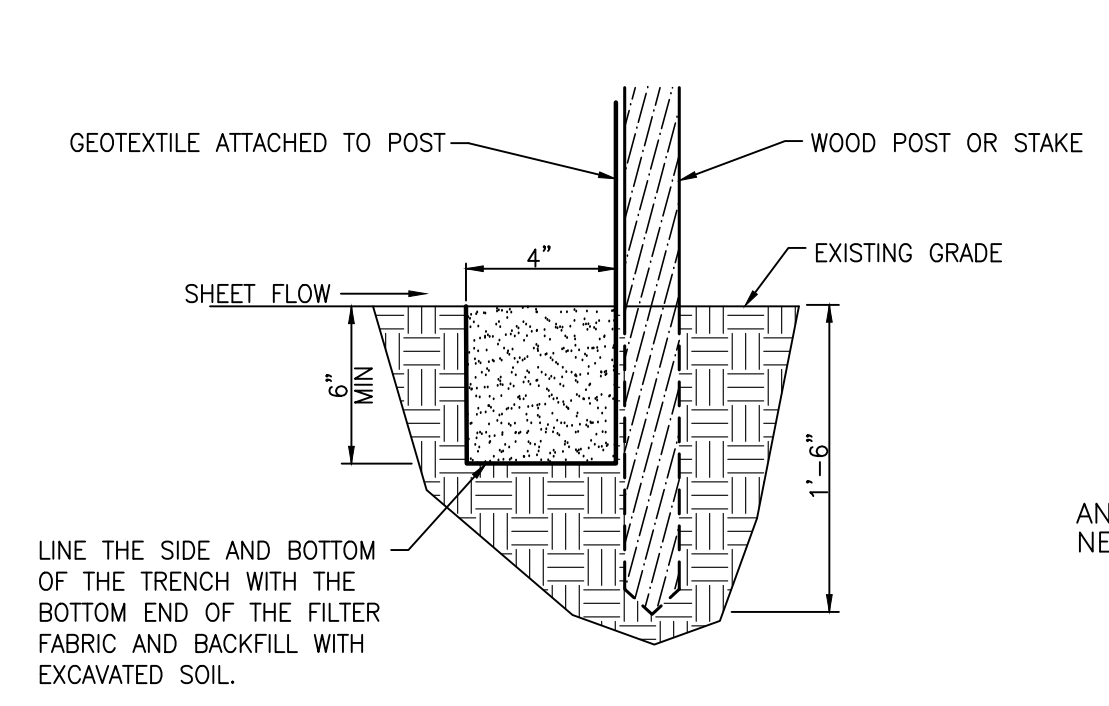
Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as points and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2



Section

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)	
Slope Steepness (%)	Max. Slope Length (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
 *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
 *Unroll the silt fence, positioning the post against the downstream wall of the trench.
 *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then about the end posts to create a tight seal as shown in Figure 1.
 *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
 *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

should generally be less than three (3) times the height of the fence.
 *If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
 *Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
 *The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
 *When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

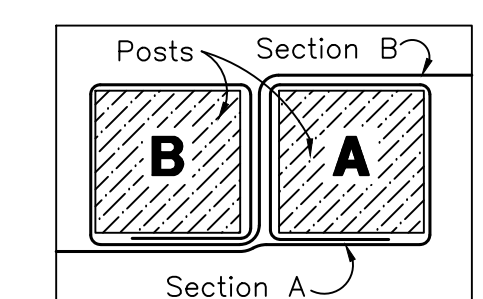
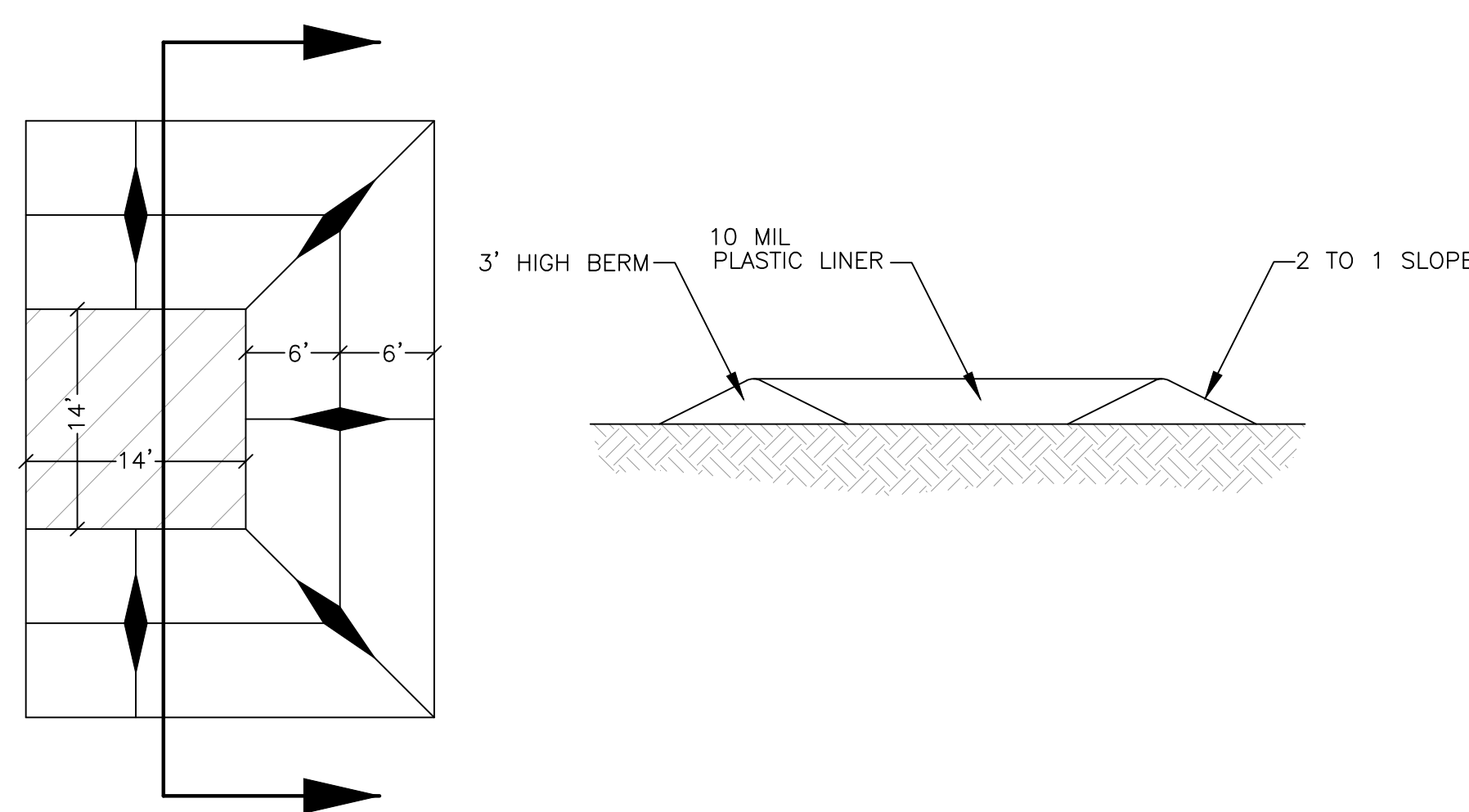


Figure 1:
Top View of
Roll-to-Roll Connection

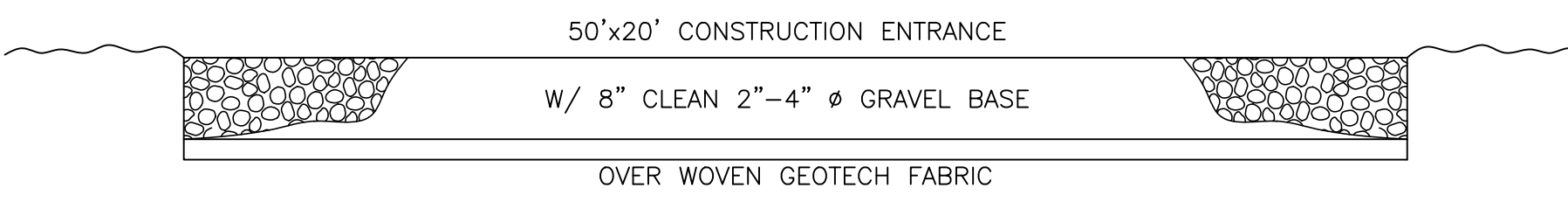
Silt Fence Detail

SCALE: NONE

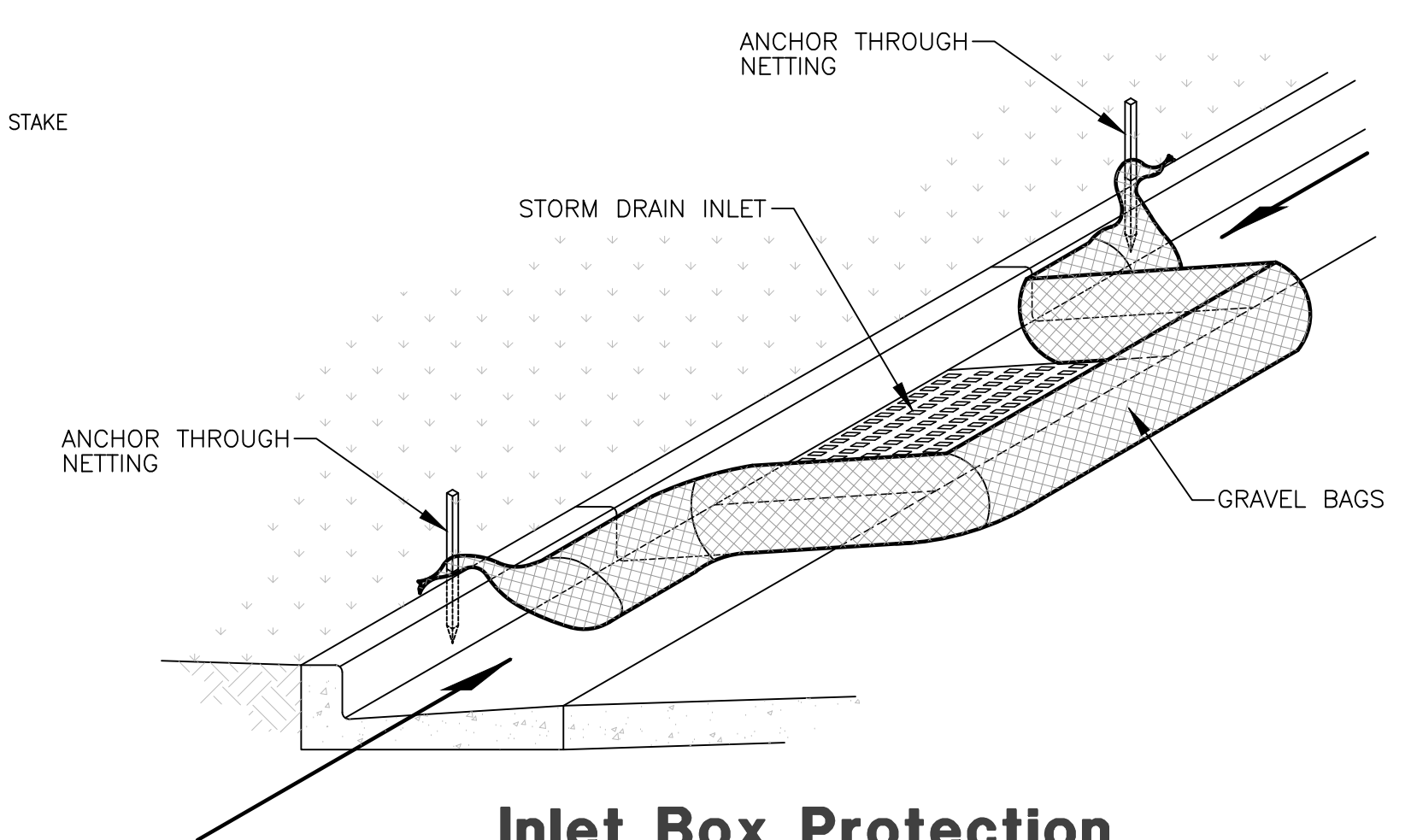


Concrete Washout Area w/ 10 mil Plastic Liner

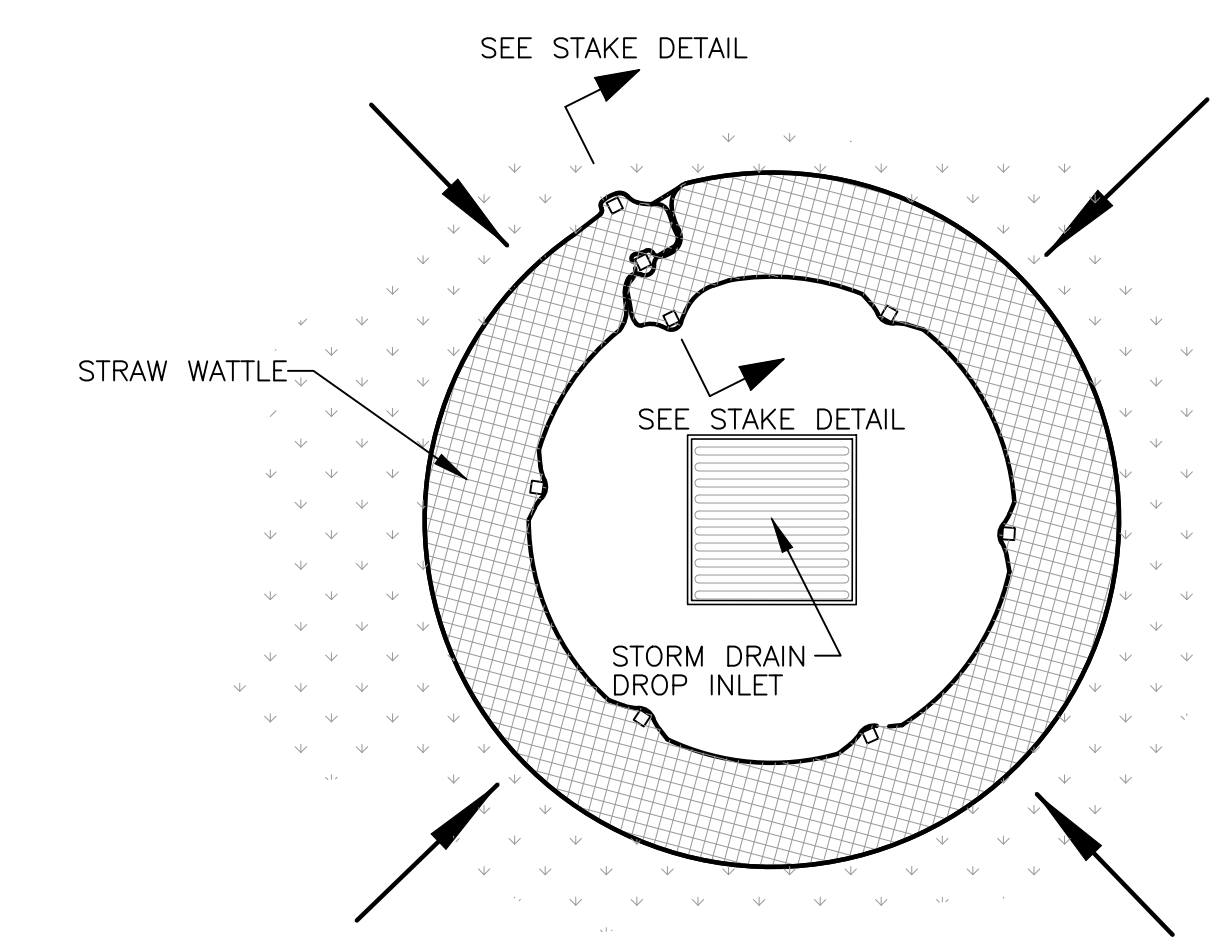
SCALE: NONE



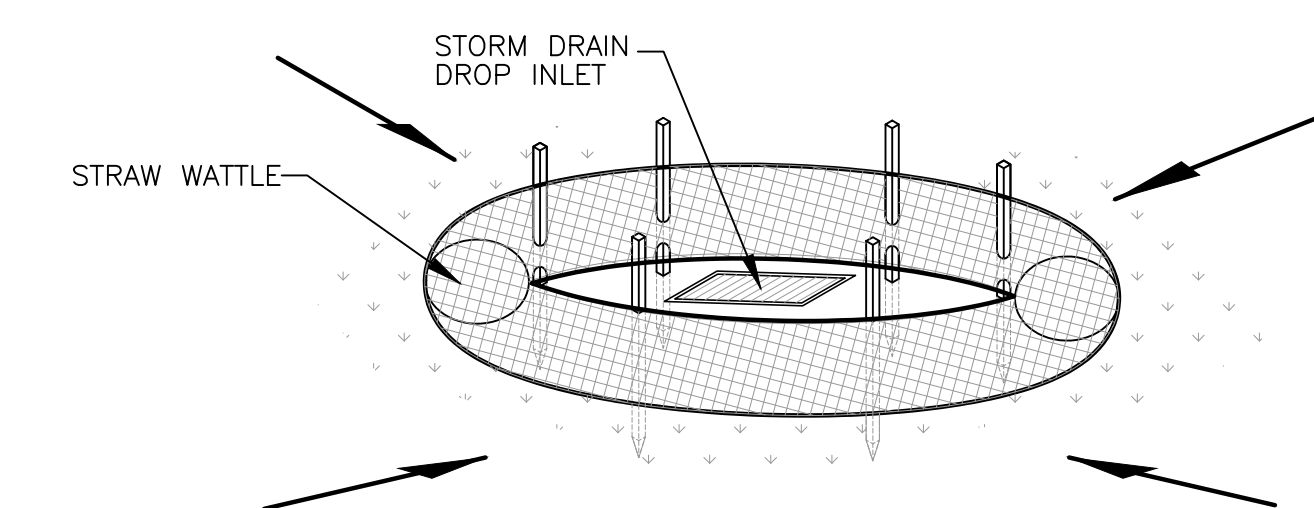
Cross Section 50' x 20' Construction Entrance



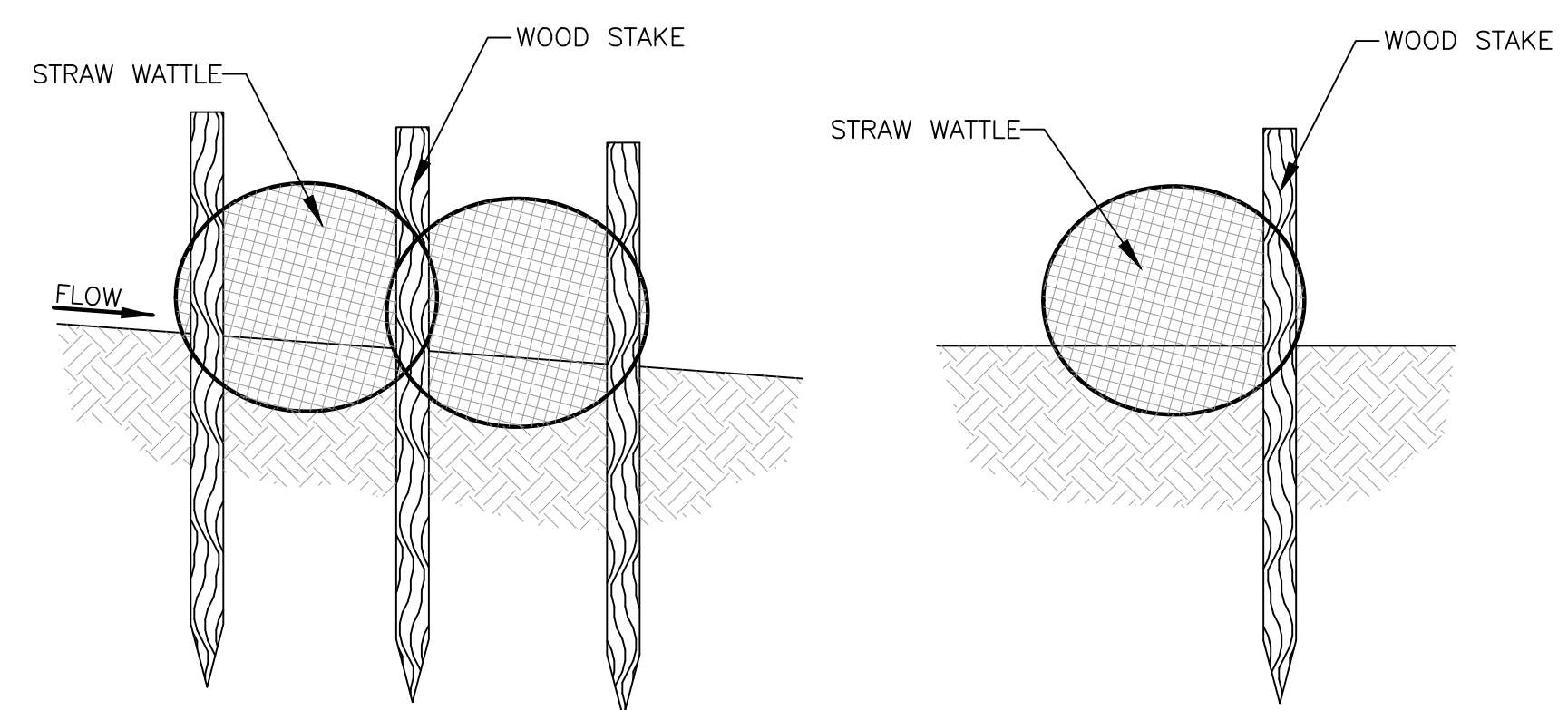
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
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REVISIONS	DESCRIPTION
DATE	

Mountain View Office & Storage Phase 2
 HARRISVILLE CITY, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
 5338480
 JEREMY A. DRAPER
 STATE OF UTAH

Project Info.
 Engineer: JEREMY A. DRAPER P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH, 2020
 Name: MOUNTAIN VIEW OFFICE & STORAGE PHASE 2
 Number: 3458-01

Sheet **8** of 8 Sheets



Conditional Use Permit Application (Commercial & Manufacturing Zones)

Date / Time

11/03/2020

Phone Number

801-791-9610

Applicant's Address

1601 N. 750 W.

State

Utah

Property Owner's Name

KBSETS LLC

Present Zoning of Property

MP-1

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

Outside storage of vehicles.

Full Name

Edward Thomas Saunders

Email Address

ed@saunders1.com

City

Harrisville

Zip Code

84404

Harrisville Property Address

1581 N. 750 W.

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

Applicant's Signature

Ed T. Saunders

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)

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: 1581 N. 750 W. Google.jpg





Conditional Use Application

Date / Time

11/11/2020

Phone Number

208-252-2428

Applicant's Address

465 Chugg Lane

State

UT

Property Owner's Name

Alex Craft

Present Zoning of Property

A-1

Full Name

Ashley Craft

Email Address

ashley.foster.craft@gmail.com

City

Harrisville

Zip Code

84404

Harrisville Property Address

465 Chugg Lane Harrisville, UT 84404

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

Unknown if previous conditional use properties have been permitted for this property.

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

Proposal to use property (remaining 8.32 acres after residential property is subtracted) to board horses and breed, raise, and train dogs. Horses will be housed in an existing barn, paddocks, and pasture throughout the year. The dogs will be housed in a shed, dog run, and inside the residence. Boarding horses will require horse owners to be able to visit the property, ride their horses, train horses, and do other routine care. Horse lessons with clients may be given on the property and dog training with clients may be happening as well.

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

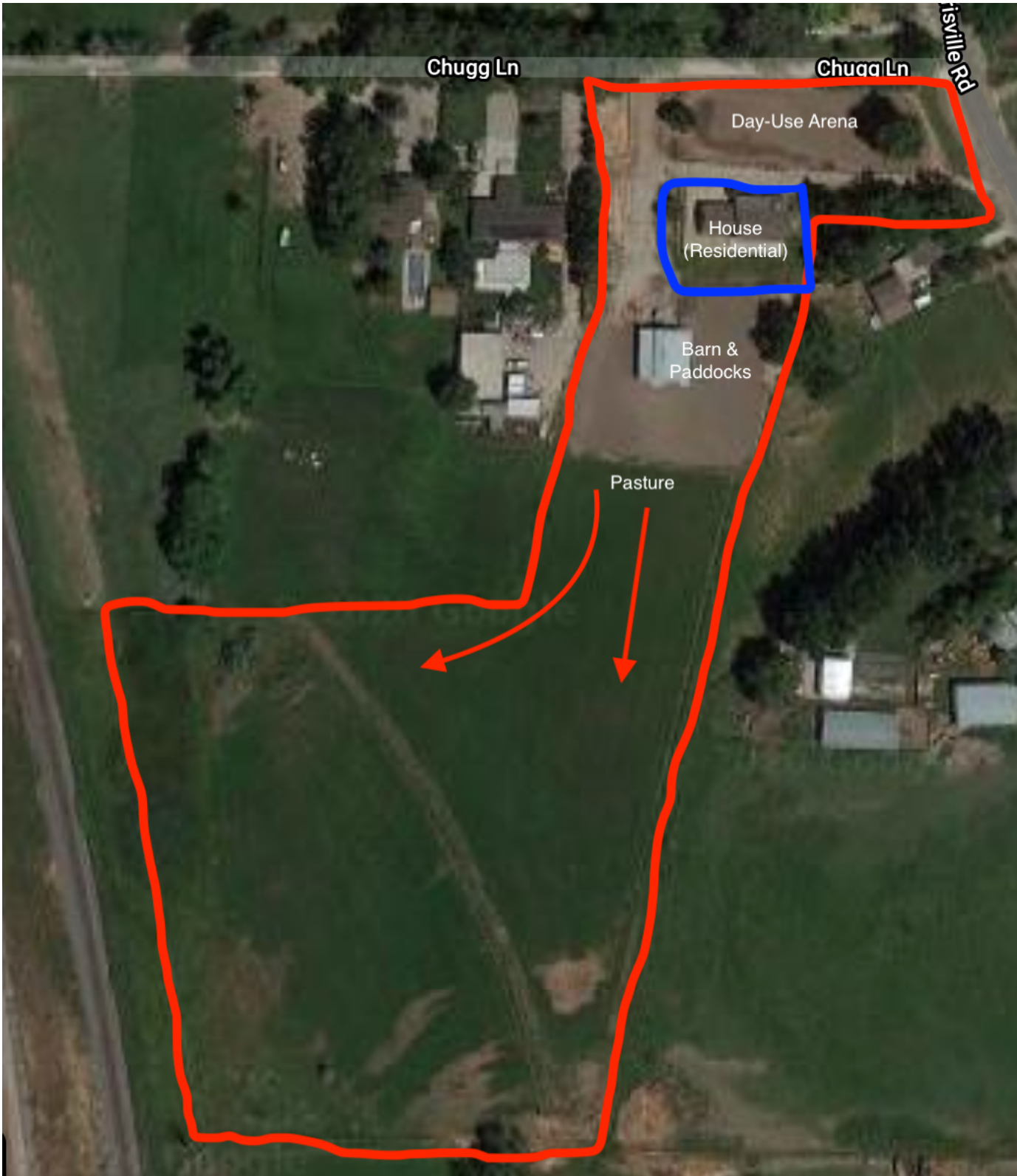
A & AC, LLC



Chugg Ln

Chuqa Ln

isville Rd





Dog
Kennel &
Shed

**HARRISVILLE CITY
ORDINANCE 515**

BEN LOMOND VIEW ZONING MAP AMENDMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PARCELS LOCATED AT APPROXIMATELY 1800 NORTH HIGHWAY BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

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

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

WHEREAS, the City has adopted an Official General Plan and Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the Official Zoning Map of Harrisville City filed by the putative property owner, BDL INVESTMENT, LLC, and desires to act upon the same;

WHEREAS, the attached Exhibits “A” and “B” contain the required Plan Map and Master Development Plan for the area of the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on November 18, 2020, to take public comment on this proposed Ordinance, and gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, to act upon this Ordinance;

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

Section 1: **Zoning Map Amendment.** That the Zoning Map for certain real property identified as Weber County Parcel Numbers 11-019-0001, 17-064-0055, 17-064-0002, 17-064-0017, 17-071-0045, 17-071-0044, 17-071-0001 and as set forth in the attached Exhibit “A” which is hereby adopted and incorporated herein by this reference, is hereby changed from O-1 Open Space Zone to the MU-LP Mixed-Use Large Project Subzone.

Section 2: **Plan Map, Master Development Plan, and Reversion.** The Plan Map and Master Development Plan attached in as Exhibits “A” and “B” which are hereby adopted and

incorporated herein by this reference are adopted as the required Plan Map and Master Development Plan for this Zoning Map Amendment. Any development must substantially conform to this Plan Map and Master Development Plan. In the event that any development fails to substantially conform to the Plan Map and Master Development Plan, or in the event that the final plat is not recorded with Weber County within eighteen (18) months of the effective date of this Ordinance, then the property is automatically reverted to its prior zoning of O-1 Open Space Zone.

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

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

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2020.

MICHELLE TAIT, Mayor
Harrisville City

Roll call vote is as follows:		
Mr. Jackson	Yes	No
Mr. Christensen	Yes	No
Mr. Weiss	Yes	No
Mr. Wilhelmsen	Yes	No
_____	Yes	No

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of _____, 2020.
PUBLISHED OR POSTED this ____ day of _____, 2020.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

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

City Recorder

DATE: _____



Harrisville City Planning Commission Staff Report

November 18, 2020

Prepared By: Ronda Kippen, City Planner

Request: **Ben Lomond Views Rezone** A public hearing on a request to receive comments for and against Harrisville Ordinance 515; Ben Lomond Views Zoning Map Amendment for approximately 130.25 acres from O-1 zone and A-1 zone to the MU-LP sub-zone.

Applicant: BLD Investments, LLC

Representative: Douglas Palermo, Eric Langvardt

Project Location: Ben Lomond Golf Course, Kunz Property (along 2000 N)

Zoning: O-1 Zone and A-1 Zone

Acreage: Approximately 130.25 Acres

Tax Id#'s: 11-019-0001, 17-064-0055, 17-064-0002, 17-064-0017, 17-071-0045, 17-071-0044 (aka 17-071-0054), 17-071-0001, 17-0171-0003

SUMMARY & BACKGROUND

The following is a request to rezone the above identified parcels from the Open Space (O-1) zone and Agricultural (A-1) zone to the Mixed Used-Large Parcel (MU-LP) sub-zone with a subsequent Master Development Agreement. To date, this request for such a rezone is in conformance with the Harrisville City Future Land Use Map and the 2019 Harrisville General Plan.

The applicant would like to subdivide and develop the property with a mixed used development application. The property has frontage along Highway 89 as well as additional frontage and access along 2000 North. On the proposed master site plan (see Exhibit A), the developer has kept the majority of the proposed single-family dwellings lots along the exterior of the village as larger lots to try and buffer and create lots similar in nature to the existing surrounding neighborhoods; while keeping the town homes, condominiums and commercial uses located within the core of the village, away from the existing subdivisions.

The master site plan reflects a request in density of 722 units over the 130.25 acres of land. The two-story commercial building footprint of 40,836 sq.ft. has been requested and will surround an amphitheater in the village center. The amphitheater is approximately an acre in size. The master site plan reflects an overall of 29 acres (22.3%) of open space being preserved throughout the village. The open space is made up of the Millennium Park (the developer will put in improvements, parking, and take over the care and maintenance of the park as part of the proposal the Millennium Park will remain a public park), a few small neighborhood parks, the amphitheater, and a series of trails throughout the village.

An establishment of review criteria for this request may help the City in making this type of decision. Relevant criteria includes determining whether the change fits with neighboring land uses and/or configurations, the zoning density changes, traffic and circulation, flood plain issues, and whether the land can be supported by essential facilities such as culinary water, sewer, road infrastructure, etc. The intent of this staff report is to provide an objective evaluation of this criterion.

ANALYSIS

Planning Commission Responsibility. Pursuant to Utah State Code §10-9a-503(2)

A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.

The purpose statement pursuant to Land Use Ordinance of Harrisville City (LUC) §11.01.030 states:

The purpose of land use ordinances as set forth in various titles in the municipal code is to promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of Harrisville City, to implement the land use policies of the city, and to carry out the purposes set forth in Utah Code Annotated §10-9a-102, 1953, as amended.

General Plan. The first finding that the Planning Commission shall make for a positive recommendation for a rezone is that the development plan is in accordance with the City's General Plan, goals, and policies of the City. The following are excerpts from the 2019 Harrisville City General Plan that may be relevant in evaluating this request:

Under state law, the Housing Element is a required element of the General Plan under state law. This element of the General Plan identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City

...

This Plan seeks to integrate planning concepts that will allow for a mix of housing opportunities at various income levels to foster growth, community development, and successful neighborhoods. This Plan specifically focuses on moderate income housing as required under state law. (2019 Harrisville General Plan on pg. 3).

HOUSING POLICY

1. The City will continually make efforts to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing.
2. Promote individuals who desire to live near family, and relatives in the City.
3. The City desires to maintain its local culture and lifestyle in conjunction with its housing policies.
4. Where resources are available, support the Weber Housing Authority Emergency Home Repair Program to assist in housing maintenance for moderate to low income homeowners.
5. Facilitate the development of a mix of housing and open space within the City.
6. Comply with City specific requirements under state law by:
 - Encouraging a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes near major transit investment corridors
 - Encourage infill development as appropriate.
 - Support the development of single-family dwellings, mixed-use development, and retirement housing in the City.
7. The City will provide additional housing reports as required by unfunded mandates under state law. (2019 Harrisville on pg. 12)

The Future Land Use Map has also identified the subject property as Mixed Use.



The purpose of a mixed-use development is to establish an area that allows for development in a manner that requires projects to be designed and planned for a mix of uses created by various commercial, entertainment, recreation, open space and a variety of higher density residential styles that creates a quality community. Mixed use developments are typically encouraged as transitions between different density uses or uses with different character (i.e. between commercial and higher density residential). (pg. 17 & 18 of the 2019 Harrisville General Plan)

The 2019 Harrisville General Plan encourages that all rezones conform to the Future Land Use Map. The applicant desires to strictly follow the mixed-use area as shown on the Future Land Use Map that was adopted as part of the 2019 Harrisville General Plan. It appears according to this that the Planning Commission may find that the proposal conforms to the intent of the City's master planning efforts.

Zoning. Current zoning on the property is O-1 and A-1 zone. The current zoning has specific purposes per LUC §11.07.010

The Open Space Zone (O-1) is specifically intended to encourage the preservation of a natural environment in an otherwise urban setting; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a flood plain, on areas of severe slope, and areas of fault line and rock slides; to provide suitable areas for recreation and relaxation; to preserve historic, cultural and artistic areas and to alleviate stream pollution.



The purpose and intent for the A-1 zone is per LUC §11.09.010:

The purpose of the A-1 zone is to provide areas which are to be retained and used for a mixture of farming or agricultural uses and single-family low density rural residential development. The zone is to be applied in areas with a high water table or where access to public roads is limited and the utilization of the open land areas for the keeping of animals has low impact on residential uses or the combination of residential large lots and agricultural uses is consistent with the general plan.

The following criteria should be evaluated when determining the impact of a potential rezone:

1. Potential density: The rezone request is for a total of 130.25 contiguous acres. The applicant has provided a master site plan that identifies the smallest lot at 2,800 sq. ft. and the largest lot at 6,600 sq. ft. The townhomes and condo's square footage has not been addressed to date.

The commercial building footprint of 40,836 sq.ft. has been requested; the commercial footprint surrounds the one-acre amphitheater in the village center. The overall density increase, if the rezone is approved, will be a maximum of 447 single family lots, 195 townhomes and 80 multi-family condominiums and a two-story commercial building with an overall footprint of 40,836 sq. ft.

2. Access: The property has access off Highway 89 and 2000 North (see Exhibit D).
3. Circulation: The road and pathway structure for the village is literally the skeleton of this entire development. The village is designed to be a walkable, yet easily accessed by vehicles from the existing roadways.

4. Culinary Water Resources: Bona Vista will provide culinary services. The applicant is currently working with them regarding these services.
5. Secondary Water Resources: The applicant is currently working with the city as the City establishes a Secondary Water Division.
6. Sewer: Currently the City is awaiting a sewer study being performed by the developer at this time.
7. Flood Plain: It does appear that a portion of the property is within a FEMA flood plain boundary (see Exhibit F). If the applicant is unable to successfully negotiate with FEMA through a CLOMAR process to remove the area identified on the Sensitive Lands Map as being in the FEMA flood plain, the Planning Commission will need to decide whether to grant the units that are shown in the flood plain (approximately 34 units) as part of the 722 overall units being requested; either to allow them to be held to be developed elsewhere on the map if a CLOMAR cannot be obtained or to reduce the number of units by removing the units shown in the flood plain due to this property not being developable per the LUC§ 11.22.030(3)(b)(v).
8. Fire Protection: North View Fire has been actively participating in staff meetings and has been submitting reviews to the applicant for areas of needed attention.

FINDINGS

It is too early in the review process for staff to make a recommendation to the Planning Commission on this application. The purpose of this meeting was purely to educate and take input from the public and to start moving forward with the Planning portion of this application as we now start to negotiate through the Master Development Agreement.

Please feel free to contact me with any questions or concerns.

Respectfully-Ronda Kippen

City Planner

rondakippen@gmail.com

801-710-8303

ADDITIONAL INFORMATION

Exhibit A: Master Site Plan

Exhibit B: Parking Plan

Exhibit C: Bike Access

Exhibit D: Roadway Map

Exhibit E: Trails Map

Exhibit F: Sensitive Lands Map

Exhibit A-Master Site Plan

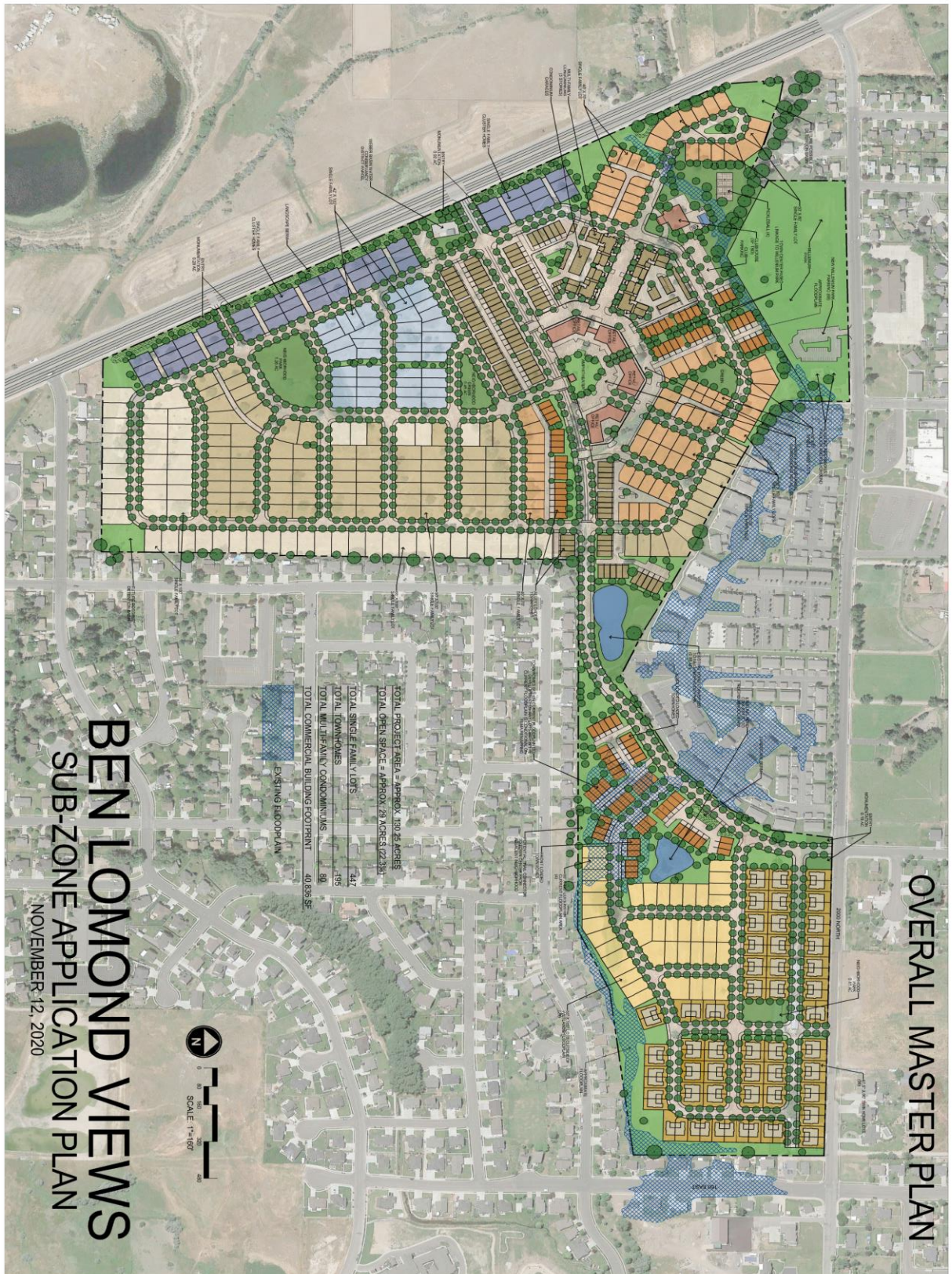


Exhibit B-Parking Plan

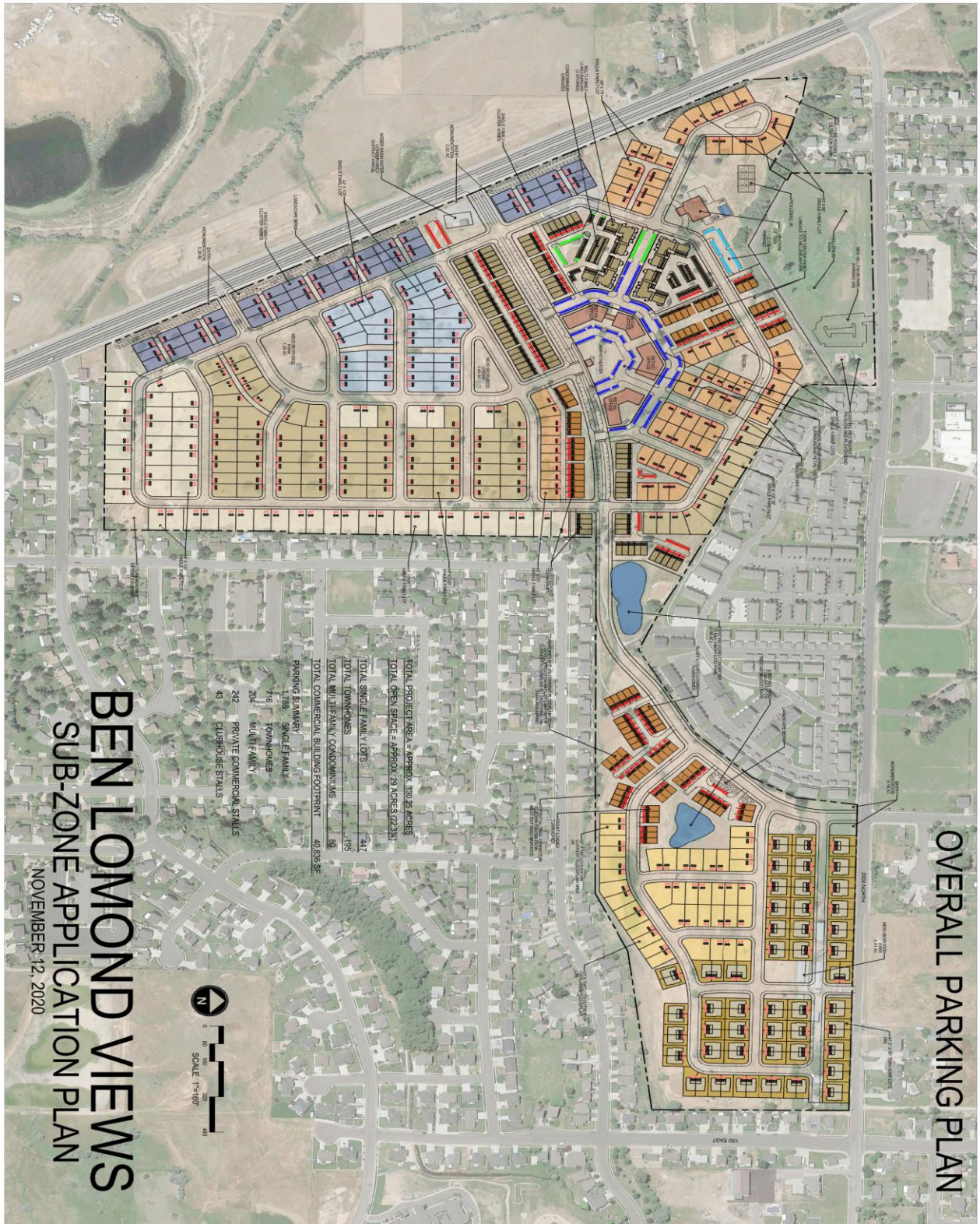


Exhibit C-Bike Access Map



Exhibit D-Road Map

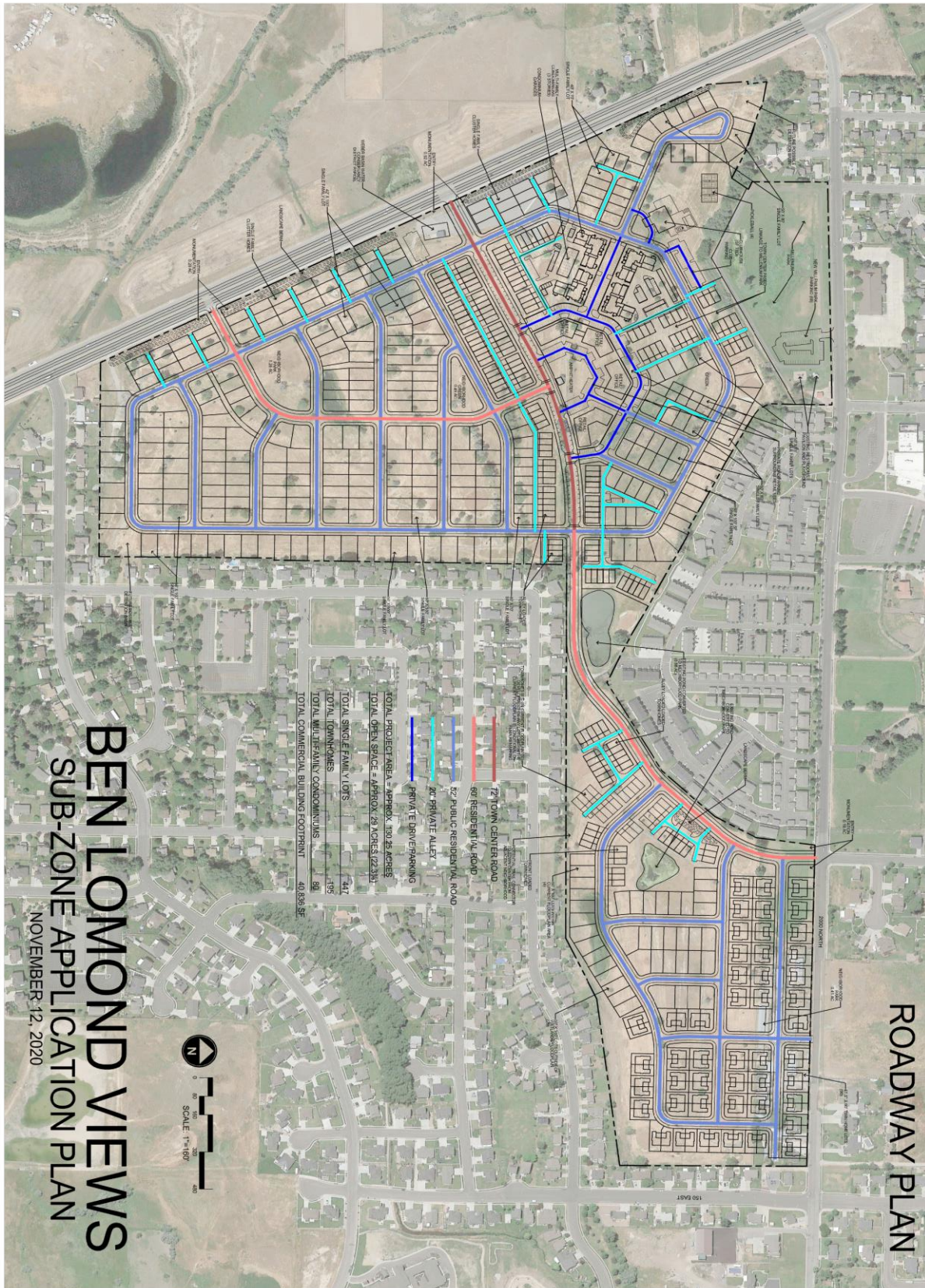


Exhibit E-Trails Map

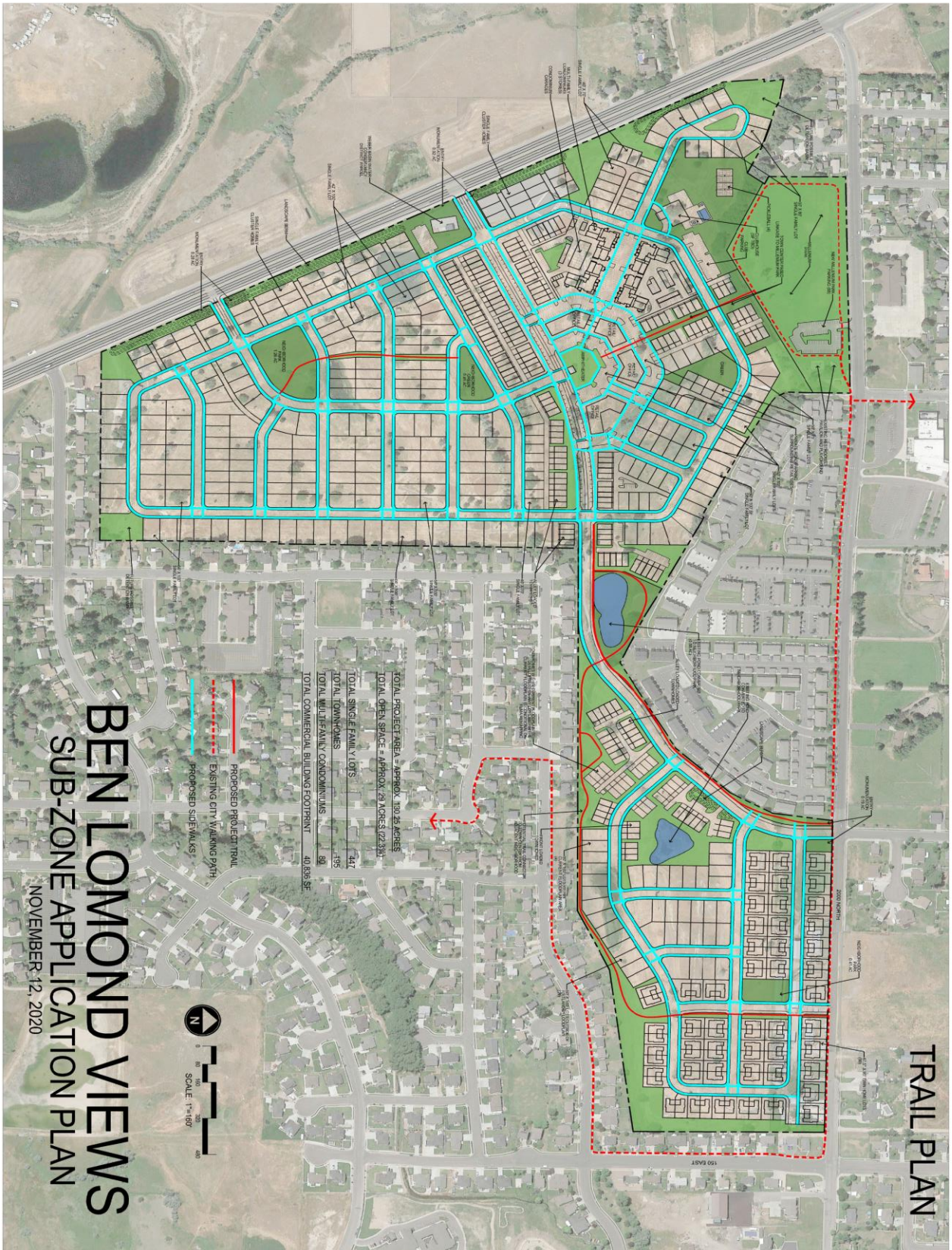


Exhibit F-Sensitive Lands Map

