

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m. July 11, 2012

Commissioners: Jeff Pearce Staff: Shanna Edwards (Secretary)
 Steve Weiss Bill Morris (Administrator)
 Bob Howard
 Tyler Malmrose
 Dave Stephensen
 Ed Saunders
 David Eckersley

Visitors: David Ball, Michelle Walters, Dan Joines, Eric Thomas, Matt Jensen, Ruth Pearce, Michael Hendry, Grant Dorney, Michael Koge, Jillian Burrup, Jill Jamison-Terry, Nan Jensen

1. CALL TO ORDER: Chairman Weiss called the meeting to order and welcomed visitors. Commissioner Shuman was excused.

2. CONSENT AGENDA: Approval of Minutes of meeting held May 9, 2012

MOTION: Commissioner Saunders motioned and Commissioner Howard seconded to approve minutes of the Planning Commission meeting held May 9, 2012, as presented. Voting was unanimous.

3. REVIEW / RECOMMEND final approval of the amended Phase 4 of Wildflower Subdivision with the addition of four lots.

Bill Morris explained that the planning commission recommended Wildflower Phase 4 for final approval. However, Phase 4 included some oversized lots, and upon the developers request, it was referred back to the commission to consider lot line adjustments that would allow for two additional lots on both sides of 225 West, for a total of four additional lots. The amendment does not affect the improvement plans previously reviewed and recommended for approved. Bill Morris reported that Phase 5 was given final approval with the city council, and Phase 6 is on hold. The number of lots in the overall development is still under the number approved on the original concept plan. There was no discussion.

(Commissioner Stephenson arrived)

MOTION: Jeff Pearce motioned to recommend preliminary/final approval of amended Phase 4 of Wildflower Subdivision with the addition of four lots. The motion was seconded by Commissioner Eckersley and voting was unanimous.

4. PUBLIC HEARING / REVIEW/ RECOMMEND amending the Zoning Map to revert back in part from CP-2 to RE-15 for property at 417 North Harrisville Road.

MOTION TO OPEN PUBLIC HEARING: Commissioner Saunders motioned and Commissioner Pearce seconded with unanimous approval to open the public hearing.

Bill Morris explained that two residential parcels at 405 and 417 North Harrisville Road were zoned from RE-15 to commercial CP-2 when application was made for a Seven-Eleven to locate on the properties. When Seven Eleven was unable to get UDOT access, they went elsewhere. The property owner of 405 North Harrisville wants to convert the home on that property into an insurance office, (Agenda Item 6). However, since a residence is not a permitted use in the commercial zone, the applicants of the original zone amendment agreed to apply for the property at 417 to be changed from commercial back to residential RE-15 at the owners request.

Public Comment: none

MOTION TO CLOSE PUBLIC HEARING: Commissioner Pearce motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

MOTION: Commissioner Saunders motioned to recommend amending the zoning map to revert back in part to RE-15 from CP-2 the property at 417 N. Harrisville Road. The motion was seconded by Commissioner Malmrose and voting was unanimous.

5. PUBLIC HEARING / REVIEW /RECOMMEND amendment to the General Plan Land Use Map for approximately 21.81 acres presently owned by Five “T” Corporation located approximately 600 feet west of Wall Avenue on the north side of North Street from Rural Residential and Commercial to Medium Density Residential. Also being considered will be an amendment to the Zoning Map for this same property from A-1 and CP-2 to R-1-10 for development of approximately 45 lots of varying sizes for single family homes a combination of A-1, RE-15, and R-1-10.

MOTION TO OPEN PUBLIC HEARING: Commissioner Saunders motioned and Commissioner Eckersley seconded with unanimous approval to open the public hearing.

Bill Morris suggested that as a neighboring property owner, Commissioner Stephenson should recuse himself. He left the room. Bill Morris explained that a portion of the property was zoned to commercial years ago with the idea of providing an area to bring in a big box store or some other commercial, but when the Deseret Industries bought the piece that fronts on Wall Avenue, it blocked off the remaining commercial area to the west. With the UDOT corridor agreement, there was no need for the Deseret Industries to honor a right-of-way back to this property. The limited access to this property makes it not feasible to develop as commercial. The property owners are requesting a zoning amendment to down zone from commercial to A-1, and R-1-10. Bill Morris stated that when they reviewed the site they realized there is no secondary water. Developers will probably use the lot on the west end to put in a storage pond for secondary water and storm water retention pond. In exchange for that, he said it is appropriate to eliminate the proposed 15,000 square foot lots and do lots compatible in size to A-1 and R-1-10. Bill Morris suggested that since the city is losing commercial at this location, they may want to consider relocating it somewhere else.

Public Comments:

David Ball: He owns 25 acres west of this property on the other side of David Stephenson's property. He is in favor of what is being recommended and likes the medium density.

MOTION TO CLOSE PUBLIC HEARING: Commissioner Eckersley motioned and Commissioner Howard seconded with unanimous approval to close the public hearing.

DISCUSSION: Commissioner Pearce asked about storm water. Bill Morris clarified that there will be a pond for storm water and a pond for secondary, two separate ponds, as well as an area to handle snow removal. There is not a required distance between the two basins. Commissioner Pearce questioned if the length of the cul-de-sac meets city standards. Bill Morris said the concept plan will change with engineering. Commissioners determined there are about eight existing homes on the north side of West North Street of varying lot sizes. The R-1-10 lots proposed have a minimum frontage of 90 feet. They will be larger lots than Fort Bingham on the south of West North Street.

MOTION: Commissioner Saunders motioned to recommend an amendment to the General Plan land Use Map for approximately 21.81 acres presently owned by Five "T" Corporation located approximately 600 feet west of Wall Avenue on the north side of North Street from Rural Residential and Commercial to Medium Density Residential. Also, recommend an amendment to the zoning Map for this same property from A-1 and CP-2 to R-1-10 for development of approximately 45 lots of varying sizes for single family homes including a combination of A-1, and R-1-10. The motion was seconded by Commissioner Pearce and voting was unanimous.

6. SITE PLAN REVIEW / ACTION on an application for permitted use of an insurance agency office in an existing building at 405 North Harrisville Road in the CP-2 Zone.

The applicant was not present. Bill Morris explained that this is the lot to be left commercial where the Seven-Eleven was proposed to go in. Storm water needs to be noted on the site plan. Commissioner Pearce pointed out that North Street will be improved in the future. Due to this, the project management committee agreed it is appropriate to defer the paving of his drive approach and parking. Commissioners agreed to a three-year deferral with the ability to review.

MOTION: Commissioner Pearce motioned to approve the site plan application for a permitted use of an insurance agency office in the existing building at 405 North Harrisville Road in the CP-2 zone subject to adding storm water detention. Also, approve an agreement to defer paving of the access and parking lot for three years. The motion was seconded by Commissioner Eckersley and voting was unanimous.

7. SITE PLAN REVIEW / ACTION on an application for permitted use of an existing building at 1713 North 750 West for pallet manufacturing in MP-1 Zone.

Grant Dorney explained that their business does not manufacture pallets. They only assemble precut pallets and repair broken ones. However, they do store pallets outside. He commented that according to the city ordinance, this is a permitted use in the MP-1 Zone. Mr. Dorney said there is a fire hydrant close by. The fire code requires that they keep the stored pallets ten feet away from the property line, and they may not be able to stack them as high as shown in the

picture he provided. Mr. Dorney said that the fire marshal wanted a 20-foot drive access to get to the storage area in case there is an issue. The pictures show basically how many pallets they will store on the site. They are stacked in the picture about four feet high. They do occasionally cut a few boards to repair pallets, but they use a chop saw with a dust collection system, and they clean up. All scrap boards are used for firewood or hauled to the Weber county land fill.

MOTION: Commissioner Saunders motioned to approve the application for the pallet assembly and repair business in an existing building at 1713 North 750 West in the MP-1 Zone contingent upon meeting requirements of the fire marshal. Commissioner Stephenson seconded the motion and voting was unanimous.

8. INFILL DEVELOPMENT.

Commissioners were given a copy of information on infill development to review for discussion at a later time.

9. PUBLIC COMMENTS.

Ann Jensen, 366 W. 1925 N. Golf Crest. She explained that three months after signing on her condo, the developer came into the city and got approval to flip the next buildings so that instead of front door facing front door, their front door now faces the back of the next building. This makes the patio only six to eight feet from their front door. They brought this up to the city and met with Ken Martin, but he could not help them. They were going to bring a lawyer, but Ken Martin said if they did, he could not talk to them. They reported that they asked the developer if he would put up a gate along the back of the patios, but he refused saying it would be expensive. They feel that the change that was allowed affects the resale of their property since they now have barbeque grills sitting right next to their front door. They were disappointed that they were not aware of the change made to the plans. If they had known, they would have voiced their opposition. Bill Morris explained that this is a SAP development, the developers have vested rights according to state laws. He got the contact information of those concerned and agreed to meet with them to see what he can do to help, possibly write a letter to the contractor about at least gating in the patios.

10. CITY COUNCIL REPORT.

Dave Stephenson reported that council spent a lot of time on the budget trying to find a way to make up the shortfall and ways to cut expenses. Commissioners commented that employee benefits are quite rich, and mentioned that council could possibly cut back on vehicles. Commissioner Malmrose said there has not been a significant tax raise in years. Commissioner Howard felt there is a lot of tax money wasted, and this is not something that just happened, but has been creeping up for years. The proposal is for a 100 percent tax increase.

11. ADJOURNMENT.

MOTION: At 8:50 p.m., Commissioner Saunders motioned and Commissioner Stephenson seconded with unanimous approval to adjourn. The next regular planning commission meeting will be held August 8, 2012, at 7:00 p.m. at the city hall.

Shanna C. Edwards
Secretary

Steve Weiss
Chairman