



HARRISVILLE CITY

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

PLANNING
COMMISSION:

Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Harrisville City Planning Commission

Harrisville City Offices

Wednesday, January 12, 2022 – 7:00 p.m.

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/82096098811?pwd=MWF2YngvQTlyZTVBVFVsaItWVDB1UT09>

Meeting ID: 820 9609 8811

Passcode: 782654

1. **CALL TO ORDER.**
2. **OATHS OF OFFICE**
3. **CONSENT APPROVAL** – of Planning Commission minutes from December 8, 2021.
4. **ELECT** – Chairman and Vice Chairman for 2022.
5. **PUBLIC HEARING** – Harrisville City Planning Commission will take public comments for and/or against Harrisville Ordinance 530; a zoning change application received by Ben Lomond Properties, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #11-019-0007, located at approximately 1801 N. Highway 89.
6. **DISCUSSION/ACTION/RECOMMEND** – to recommend adoption of Harrisville Ordinance 530; a zoning change application received by Ben Lomond Properties, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #11-019-0007, located at approximately 1801 N. Highway 89.
7. **DISCUSSION/ACTION/RECOMMEND** – to recommend final approval of The Copperwoods Subdivision a 66-unit mixed-use development located at approximately 1956 North Highway 89.
8. **DISCUSSION/ACTION/RECOMMEND** – to approve a Conditional Use Permit for a home occupation at property located at 1066 North Wahlen Way. (Applicant Andrew Christensen)
9. **DISCUSSION/ACTION/RECOMMEND** – to recommend site plan approval of the Wal-Mart Gas Station at 534 N Harrisville Road.
10. **COMMISSION/STAFF FOLLOW-UP.**
11. **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
363 W. Independence Boulevard
7:00 p.m., December 8, 2021**

Conducting: Chair Chad Holbrook

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

Staff: Bill Morris (City Administrator)
Jennie Knight (City Recorder)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works)
Matt Robertson (City Engineer)

Visitors: Kelly Pierson, Sandy Blalock, Kallie Sargetakis, Chris Mantas, Jonathan Jaussi, Eloisa Negrete, Ricardo Negrete, Seth Negrete, Steve Cheek, Jeff Pearce, Ruth Pearce, Michelle Tait, Arnold Tait, Tyler Vincent, Jake Thompson, Rod Thompson, David Skeen.

1. Call to Order.

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

2. Consent Approval – of Planning Commission minutes from September 8, 2021.

MOTION: Commissioner Averill motioned to approve the minutes of September 8, 2021 as presented. Commissioner Smith seconded the motion. Voting was unanimous.

Chair Holbrook stated that after talking with staff he wished to adjust the agenda by moving item number 6 to after item number 3. Then all the additional items down one. Before the meeting could continue, Jonathan Jaussi, Attorney for Mr. Cheek, stood asking for a point of order for the record. Bill Morris stopped Mr. Jaussi by stating no point of order will be recognized at this point. Mr. Jaussi will have his turn later to present. Mr. Jaussi brought up Roberts Rules of Order. Mr. Morris stated although Robert Rules do apply, there are city procedures that also apply and Mr. Jaussi is breaking those rules by asking for a point of order. Chair Holbrook stated that when we get to the point in the meeting when Mr. Jaussi could state his argument, he would let him know. Mr. Jaussi further added that he wished to have it known he made the request for the record.

3. Discussion/Action/Review/Revoke – to review for possible violation of Conditional Use Permit #121 for car sales at property located at 2458 N. Highway 89 issued on January 9, 2019.

Bill Morris presented the background for the violations of Conditional Use Permit #121 along with the procedural ideas which have been adopted by the city in accordance with title 10 of the Utah code. The city will present its case with witnesses, then the other side will be heard. He read a legal memo, protected under attorney/client privilege, on the matter. A conditional use permit was issued by the Planning Commission on January 9, 2019, for the repair of "insurance salvage title cars". Business hours were set to operate Monday through Saturday from 9:00am till 7:00pm with a maximum of five (5) cars in front for sales and five (5) cars parked out of sight of the main building. There is no salvage vehicles or tow trucks, painting services, towing services, selling or painting of parts approved. Salvage is not a permitted use in the zone nor is salvage operation or crushing operation, (salvage operation, auto recycle are interchangeable terms). A business

license application was received on January 22, 2019 for Affordable Auto LLC by business owner David Skeen for "auto dealer". A business license application was received on November 20, 2020 for KDC Global Inc – Planet Auto Utah by business owner Kyndra Cheek for "wholesale/retail auto dealer". This business license application is set to expire on December 31, 2021. In June of 2021, Bill received a verbal complaint from Chris Mantas. Due to the business of the city, short staff, and his own work load, Bill was unable to get to this complaint at that time. He then asked Chris to put it into writing and submit the complaint through the proper procedures. Jeff Pearce also gave a verbal complaint but his complaint was not put into writing. Jeff is present tonight as an interested party since he previously served on the City Council and knows that a salvage yard is not permitted in the code from his time served with the commission.

On June 8, 2021, a complaint was received from Chris Mantas that the business being conducted at 2458 North Highway 89 was an "auto-recycling" not an "auto dealership". The complaint included that there is a crusher and fluid draining equipment onsite. A verbal complaint was made by Jeff Pearce regarding the same. Lieutenant Dennis Moore was asked to investigate, since at that time we did not have a code enforcement officer.

Lt. Moore approached the microphone and introduced himself. He explained at first, he determined the complaint not to be something the city had jurisdiction over; therefore, he forwarded the complaint on to the Department of Motor Vehicles for their input. He was told that Planet Auto does have the appropriate crushing license through the state of Utah. But there is an issue with the land use and that portion falls back onto the city. He knew that in order to run a crushing business they would have to be licensed through the state, which they are. They needed to update their address but otherwise they did have the correct paperwork filed or on its way with the state. There were no problems found with the State.

Knowing he needed more information to decide who had jurisdiction, Lt. Moore went out to the property and took pictures of what he found. One of the pictures he took was of a flatbed truck with a bunch of crushed cars on it. That's how he knew Mr. Cheek was running a crushing operation. He went through the city records and found nothing in regards to this property having a crushing license for salvaged vehicles. Next, he went through the city ordinances to find out if there were any code violations with the help of city staff. He found it is clear that one cannot run a salvage/crushing yard in the city of Harrisville. Based on his findings, he sent a letter with notice to Planet Auto that they were in violation of city ordinances to cease-and-desist operations. The letter is dated September 9, 2021. In the letter, he outlined the details of the violations of their conditional use along with the city land use codes for an auto repair facility.

Lt. Moore was advised there was an appeal filed. He felt he needed a little more detail so he went back out and had a conversation with David Skeen. He told David that if he did have the documentation showing that he was running a legitimate business then he needed to submit all that documentation to the city. The second thing he noticed while he was there, was there was no signage of any kind stating that this property is a dealership. No dealership license number was posted. There were no cars for sale. There is nothing on the property/building to indicate there is anything for sale. Out back there were a bunch of cars lined up ready for crushing and gone through. One of the questions he did ask Mr. Skeen at that time was what happens to all these fluids. He was told that another company comes in and gets the cars ready along with the removal of the fluids. Mr. Skeen assured Lt. Moore that they were doing the proper procedures for keeping the fluids off the ground. Lt. Moore noted this in his report even though that was not why he was there. He did note that they are running a crushing and not a salvage operation where a car is refurbished and placed back on the road. Chair Holbrook asked if he noticed the

actual machine, they use to crush the vehicles. Lt. Moore said no, he did not because it was set up behind the building and out of sight. Bill asked how many vehicles were on the property and if there were more than five cars. Lt. Moore said yes there was at least five or more cars on the north side and a whole bunch more on the south side of the property.

Bill reached out to Greg Montgomery, as the city appeal authority, once the appeal was received. During the process to setup the appeal, Greg Montgomery had to recuse himself for personal conflict but suggested the city bring this before Planning Commission for possible revocation of the conditional use permit. He continued by saying it is quite clear that there are more than the allotted vehicles and there are no vehicles for sale. Chris Mantis was invited to state his findings.

Chris Mantis explained that he is president of the Utah Auto Recycling Association and also sits on the governor's board. Mr. Jaussi interrupted the meeting to state he wasn't getting a copy of what was being handed out. He was then given a copy. Chris continued. He further explained what his company does. He is a dealer that deals in auto recycling. He explained that the objective of his group is to make certain that everyone is up to date on their licenses. He is proud of to be an auto recycler. He and his group fight hard to get into the locations that they are at and making certain they are on a conditional use property; which is a process. Recycling is needed and needs to be where it is zoned. All his fellow recyclers are in proper zoning. He stated that what he is showing the Planning Commissioners are the licenses that they have obtained from the city's where they have operations. On the licenses it states they are recyclers. The dealership part of it kind of goes hand and hand. When you purchase the number of vehicles that they do in their business, or when you sell more than 3 cars, you have to have a dealer's license. If you have a crusher, you need a crusher bond, not a crusher license. As the president of the company, he is welcoming to anybody coming into Utah to work with the recycling of vehicles. He thinks it is great when it is done the proper way by going through the city, the planning commission, zoning, etc. He further explained his expertise on auto recycling and salvage and where his locations are. He has been part of this for many years. He explained his thought process is to make certain that everything with the company is done through proper zoning and the proper way. It is the difference between selling Coke versus selling Pepsi. They are two different things. His thoughts and job are to make certain that all his fellow recyclers are following the rules and regulations of the city and other organizations that complete their expectations they are conducting their business in. He stated that Planet Auto filed a lawsuit against him in the district court. He felt it was an intimidation method to prevent him from appearing here tonight and to tell the commissioners the truth. Chris closed by stating that he is there to help the cities and our doors are open but we are hoping to do things the right way and not the wrong.

Chair Holbrook asked how he became aware of the issues with Planet Auto. Chris explained that he was watching where the cars were going. He further explained that he found out through his customers. He also stated that he has seen this owner try to conduct business with the same results in Salt Lake and Ogden. Chair Holbrook asked if he had actually been onsite. Chris answered that he had not been onsite but passed by and could see the crushing equipment. He did not know what they do internally. Chair asked for clarification on how Chris found out exactly and summarized how Chris became aware of the issues on this location. Chair clarified for the commissioners understanding that Chris became aware of the issues through word of mouth and by the substantial number of cars that were being sent to this location. Chris stated that the industry is small. There are about 10 businesses in all that do what he does. When he heard and saw where the cars were going, he knew what was happening. Chair Holbrook asked him if he went to check out the location before making the compliant. Chris confirmed he had. He also did some research by looking at the property and visiting the city code. He said he is trying to protect the integrity of the industry and not just his own business. He further stressed he is very proud of his business

and for being a Utah boy. He is welcoming to any wishing to come into the industry. What he wants to make certain is that the businesses are conducting their business properly.

Chair Holbrook asked if any commissioners had any further questions before dismissing Chris. Bill added that Chris' investigation was to protect the industry. He further explained that some of the information being heard tonight, he is hearing and the commissioners are hearing for the first time. He also explained that the commissioners received their packet tonight and knew nothing about the situation before coming tonight to the meeting. This was because the information given was due to it being private information and falls within the realm of attorney/client privilege. Everything else has been turned over to Planet Auto via a GRAMA request. The commission was kept in the dark on purpose because of their quasi-judicial capacity. Bill further stressed for the commissioners to keep in mind that the issue is the zoning for the conditional use.

Chair Holbrook invited Jeff Pearce to stand. Mr. Pearce stated he had noticed a crushing company when driving by one day. Then somebody asked him about it. He assumed that they were storing their equipment. Chair Holbrook asked him if he knew who was running this business for clarification. Mr. Pearce said he didn't know who was running the business. Nor did he know if it was one business or two businesses or two dealerships. He continued by saying the first thing in the state of Utah's website on dealers and dismantlers and definitions is that the site location must comply with all local ordinances including zoning for dismantling. When the city ordinance was written, 15 or so years ago, the commission at that time left wrecking yards and such out of the code because of commercial appeal. The state code further states that the principal place of business must not share any common area with another dealer, auction, dismantler, of manufacturer or any business or activity not directly related to motor vehicle commerce. He again stated he was not certain how many dealerships were on the property. Mr. Cheek interjected and verified there was only one. Mr. Pearce then began to look into the ordinances as to wrecking yards and such in the city code. He further explained the city ordinances. He also asked how many businesses were running on the property since it was still unclear at the time. He knew that Mr. Skeen began business there and now the business was running by someone else. Mr. Jaussi interjected and answered the question by stating that Mr. Skeen shut off his business and now it was owned by Mr. Cheek, his client. Mr. Pearce brought up the signage, screening and waste materials, along with environmental issues which were his concerns. He knew from his time on the council that wrecking yards are not permitted and this area where the business is running was designed for retail commercial space to clean up the area. He further stressed that storage units and wrecking yards are not good for business. Chair Holbrook asked for further clarification on how Mr. Pearce found out. He had others asking him about the business and was asked to look into it by them since they thought he was still on the council. Chair Holbrook asked the commissioners if they had any more questions. No one replied. Mr. Pearce further described from what he saw that the vehicles there were not being sold to the public. They were being cut up, crushed, dismantled and sold to a wrecking yard.

Bill explained this was how the matter came to his attention, through these complaints. Lt. Moore then went out and investigated. Jennie Knight displayed the city code to further explain what is permitted and what is not within the land use for this parcel. He said there is no list of allowance for this kind of operation which means it is not permitted. The information of what kind of business being conducted on the site was not presented to the Planning Commission. The city received information stating this was a crushing operation not auto sales. Cars were being smashed on site. The city Land Use Ordinance §11.13 specifically states that this type of operation would have to be on an asphalt, concrete or impervious surface. Under city code §10.11 they would have to have

a Storm Water Activity Permit. The commission is given the opportunity to put conditions on something that wasn't divulged and that is what needs to be addressed in the revocation.

Chair Holbrook asked if there was anyone else willing to speak for the revocation. Sandy Blalock spoke up and introduced herself. She is the executive director for the Automotive Recyclers Association. She said she is a former recycling company in New Mexico. She works very closely with the those that are professional auto recyclers in Utah. She stated the biggest complaint she receives at the State and the Association is businesses operating under the radar by operating a business under one license but doing something else. She expressed she works with the clients to be a good neighbor and to operate their business within the city code. She stated there are a lot of items involved with the processing of the vehicles. The DEQ manages the process of the vehicles. The Federal government under the clean air act manages the process. They also regulate ground water contamination. She recommended that the commission look into this further.

Chair Holbrook asked for any others on zoom or in the audience that wished to speak for the conditional use permits. No other comments were offered. Bill explained the rules to the commission on what needed to happen next. He presented the city's case. When the other side presents the rule is there is no name calling, no singling out people, no ranting. Two officers are present to help manage the peace.

Chair Holbrook recognized Jonathan Jaussi, the attorney for Mr. Cheek. Chair Holbrook asked him to present along with any others he brought with him tonight. Mr. Jaussi began with explaining that it is a fundamental law and Utah State law that notice has to be given along with a chance to hear the other person's side of the story fairly. Until the whole story is heard no judgment should be given. This is called due process. He wished this body, the commission, to respect the due process for Planet Auto. He attempted to make a point of order which he wanted to elaborate more clearly because the law about the planning commission, that the city council chose, to enact that we follow procedure. He feels that this process is not being followed. He feels that we have stepped pass this law as if it was not there. He read city code §11.02.030 (f) Rules of procedure. Robert's Rules of Order, newly revised, and as adapted by the presiding officer, shall govern all meetings as far as such do not conflict with applicable law. Roberts rules gives the ability to say this is not being done right. Mr. Jaussi patronized Mr. Morris by saying that he was trying to call a point of order to state this fact. He further stated that he has a professional respect for Bill Morris, as a zealous advocate for his city; good on him. He stated that he holds no professional animosity towards anyone that has come to complain and that we need to be civil to each other. He continued by saying the city code puts the duty of the Planning Commission to be both the appeal authority in all instances where it is not designated the land use authority. So essentially it could be the original trial court or the appeal court. The problem he feels with the agenda is it puts the commission on as both, at the same time. He wanted it stated on the record that he wishes to come into compliance. He said the due process is not being executed correctly because by presenting the agenda the way it was presented the process is wrong. He reiterated Bill's words about the city being overly taxed and how hard is it to have hearing after hearing. He stated his client wants to be in compliance. He wants to cooperate with the city. The legal problem, the due process is problematic. He feels that the appeal has been tainted. He feels the speed in which the appeal was pushed through railroaded them and the only thing he has left is to drag this case down to the district court and file a lawsuit making the city more overwhelmed and more over taxed that Mr. Morris already stated it was. He suggested the commission stop, indicating he felt the process is wrong. That is first before getting into the merits of who is right. First thing, what happens in this room needs to be right. The issue he feels they have is they have reached out to this very overtaxed city over and over again. He has personally reached out to Bill Morris to sit down and talk about

this. His desire is for staff to talk to him about what the violations actually are so he can work with his client to come into compliance. That is his intention regardless if the city feels it is or not because that is how they make their money. He stated the first thing you do when you have a trail like this you first talk it out, mediate, negotiate to see if the issue can be worked out before taking it this far. He feels this has not happened. He stated that the planning commission has made a mistake of exercising as both the original and appellant jurisdiction simultaneously and tainting the appeal as we have. He feels it would be far more appropriate for the commission to ask staff to sit down with Planet Auto and layout exactly what is out of compliance writing down the issues. Mr. Jaussi admitted that he was not clear on which was being discussed at the moment. The appeal or the revocation. He feels those two topics have been smushed together. He feels they cannot be.

Mr. Jaussi asked to approach the bench to hand out a few documents that contained a collection of emails. He wanted to show his sincerity at reaching out to the city to come into their expectations and compliance. He has not been thumbing his nose at the city nor has his client. He stated the emails are from him. The emails are his attempt to contact Bill Morris about the situation. The first email is dated November 5, 2021. He asked to be on a more human level and then stated that if the conditional use permit is revoked today then there are 10 people who will be out of a job in this city with families that rely on it. He hoped the commission would make certain they had all the facts before making that decision. He directed an email dated November 23, 2021 to the commissioner's attention. He said when he received this letter, he was in a state of shock. The letter came to him in the middle of the appeal case making it impossible for him to reach out to the city for answers. He was forced to talk only to the city attorney. He said that he made 2 phone calls and several emails. He said his first contact with the city was the email and a letter that did not reach him until after the holiday. He said he reached out with questions and felt those questions were not answered. He asked for the item #3 to be stricken from the record. He brought up the fact that the appeal was taken before an appeal authority, Mr. Craig Call back on the 9th of November. Mr. Jaussi stated that he made his arguments before Mr. Call and felt the process was wrong. He felt that it should be seen before the planning commission for an appeal. Mr. Morris objected at that time. Mr. Call agreed with Mr. Jaussi. He now feels that the city has taken away their due process right by tainting the process, by talking about the conditional use discussion, before the commissioners. He reiterated that if he gets backed into the corner, he has to file the lawsuit.

Mr. Jaussi then read the city code §11.18.100 Revocation - A conditional use permit may be revoked if any of the conditions or terms are violated; however, the person who has rights to the conditional use permit shall first be given an opportunity to show cause before the planning commission why the permit should not be revoked. He claims he received notification two days ago. He stated that like Mr. Morris, the things being said tonight, he is hearing for the first time as well. He stressed that the commission has to give people notice and an opportunity to be heard. He further stressed he never received any documentation about this case prior to today and never received a written notice of being outside of your zoning and the conditional use permit. He requested an alternative dispute resolution. He states he was not given proper notice to appeal. He feels the planning commission should not move forward since it would create an immediate legal issue. He feels this situation is between two competitors vying for the same business dollars and does not feel the city needs to get involved with this issue. Mr. Jaussi stated that the city should not allow itself to be used as a Warhammer between two competing businesses. If the commission does revoke, he feels there is no other course then to file a lawsuit with the courts. He feels this dispute is between two competing businesses and does not feel the city should involve themselves with this issue. He thinks the commissioners have the right to direct the city staff to sit down with these people and have some conversation to explain where they are out of compliance.

Chair Holbrook asked if he would like them to consider where they think you are out of compliance, he hopes that the case will be presented in such a way, as to why it is, since all he has heard tonight is a really good argument about due process but no evidence as to why the conditional use permit should remain.

Mr. Jaussi said it would be illegal for the commission to do the revocation. Mr. Jaussi further explained that he does do as the license states. Sells about 95% of the cars that come into the business. Some of those vehicles are not operable and are not good for anything but to be sold. Some of them have been crushed and have been sent on their way. He stated they have the state licenses for that. He thinks the codes that apply, which are within multiple city codes, but are not clearly defined. The definitions should be defined clearer by the council. He feels until this happens there should be some leeway given until the city council clarifies. He admitted that some of the cars are crushed and taken away. There is nothing taken off of the cars. He admitted cars are drained for transport. They are then taken away to a licensed dealer, Western Metals who is a licensed recycler. He thinks that the city should consider the suspect way the information was brought before the commissioners. He does not think the city should not get involved with the two businesses. He mentioned that David Skeen, the property owner, would testify he has not had any complaints from Planet Auto nor his own business. Until receipt of the letter, he had no idea he was out of compliance with the city. The absolute absence of evidence is evident. His client, Mr. Cheek, flew in from California and would further testify that when Mr. Mantas went to the state to complain.

Mr. Jaussi stated which is the business license his client has through the city, HCVC 11.01.060 – “Automobile sales” means an establishment primarily engaged in the sale or rental of automobiles, non-commercial trucks, motorcycles, motor homes, recreational vehicles of boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer or recreational vehicle dealerships. He feels that when a code gives suggests that it is expanse. These are the things that are allowed. He claims as evidence that 95% of his business is this “Automobile Sales” primarily engaged in the sale. That is what they do. He stated that he felt he did try to reach out but never had any response from the city because they are far too busy. Since he had received the non-compliance letter, his client has not been crushing cars. Mr. Jaussi asked the business owner the cost of the equipment \$180,000. He would appoint to that as further evidence that his client wishes to come into compliance. He does not feel it is not clear under the license of what is allowed. He feels the commission has been corrupted by a competitor coming in and using it to have a monopoly.

Chair Holbrook asked for Steve Cheek to stand and explain how he was involved. Mr. Cheek said he is co-owner of Planet Auto. He said that he has 9 locations in three states and buys 7,000 cars a month. On this location the only items seen on site are cars they cannot sell. The cars that come into his yard are there for less than 72 hours at high volumes to process. He admitted he does have a crusher. He processes cars at this site. He drains fluids and remove tires, crushes the cars and then sends them to his other locations. He does not sell used parts. We are not a wrecking yard or a dismantler. They are not open to the public. He stated that everything gets sold to another. He said this site is what he considers to be a feeder yard because it feeds all his other sites. He surveys the car, makes a determination if the car has value, and sells it to someone else. If it has no value, it is sold to a recycling yard. Mr. Cheek further stated he is not a metal recycler. He said he is following federal guidelines with all his containment of fluids. This location in Utah was not designed to be anything else than what it is. He buys cars from the state auction that can make money on.

Chair Holbrook asked how he became acquainted with Mr. Skeen. He said Mr. Skeen is the landowner. Mr. Cheek sublet's the property from Mr. Skeen. He applied for the business license through the city of Harrisville and obtained it. He stated he was never required to do anything else. He never knew about the conditional use permit. He obtained, what he thought, were all the licenses through the city and the state. If he were to have a secondary use license/permit, he never was made aware of this fact. Commissioner Averill stated that the property has a conditional use made out through David Skeen's name. Mr. Cheek feels the conditional use doesn't apply to him since it is not his conditional use permit. Commissioner Averill clarified that the conditional use is assigned to the property not to the business. Mr. Cheek said as a dealer how is he supposed to have only three cars on the lot. He further stated that it does not apply to him and that is the dispute. Commissioner Nelson stated that the conditional use does apply regardless if he feels it does or not, because he is leasing the property from Mr. Skeen. Commissioner Averill further added that one of the issues is that the conditional use applies to the property he is on and is only allowed to have three cars on the lot for sale at a time. If you have more than three cars on the property for sale that is one of the issues. Mr. Cheek asked for the definition of "for sale". Mr. Jaussi interrupted his client and stated that this would be a good thing to have a conversation on with the city. Mr. Cheek continued by stating that he does not have a car immediately for sale until he deems them ready to be sold. He may have 50 cars sitting there but none of them are ready for sale. Mr. Jaussi stated that this kind of makes the point they are trying to make. If the conditional permit needs to be altered to make it work, then let's sit down and discuss that. Commissioner Averill stated that one of the conditions applied to all our conditional uses is no outdoor storage including products for sale. This parcel already has a condition set to be no more than the three cars for sale. Store five and sell three. Mr. Jaussi took over the microphone and stated that the commissioners are looking at documents that he has not ever seen. He has not ever seen the documentation, the conditional use permit. Commissioner Nelson asked if he had seen the permit and showed him the copy. Mr. Jaussi initially said yes but then retracted and said no. He reiterated that he had not even been given notice until Monday that it was even an issue nor has he seen that the owner of the property was given notice of this. He said that the process is not happening. If the city wishes to slam the door on this, he suspects they will find a way. But if the desire is to bring them into compliance, then the conversation needs to happen.

Commissioner Nelson stated that she does not see Mr. Cheek coming into compliance based off what she heard about the number of cars mentioned. She asked if he could possibly come into compliance with only having ten (10) cars. Mr. Cheek said he would not be able to do that. He further stressed that the conditional use was never supplied to him. Commissioner Nelson said that the conditional use was attached to the land and should have been given as part of the lease. Mr. Cheek said he got a business license from the city to sell vehicles.

David Skeen interrupted the meeting. He stated that the conditional use was pulled for his business which is no longer in operation, Affordable Auto. He stated that he purchased cars, repaired them and sold them on the highway frontage. The state came in and told him he needed to have a dealership license because he was selling more than three (3) cars. Mr. Skeen said that the conditions in the conditional use permit were what he asked for.

Mr. Cheek asked if he was required to obtain a new one in his own business name. Commissioner Averill said yes if you were doing more than the current conditional use allows. The conditional use permit stayed with the property even though the business was no longer in operation. From the city, there was already a conditional use for "Auto Sales" tied to the property. If you were going to have more than what was allowed, then he would have needed to apply for a new permit. Mr.

Jaussi stood once more and stated that this is another topic of conversation to have with the city but they have not been given to do so. He added that he keeps coming back to the same topic of what is possible and what is not possible. If it is not possible, it is not possible. Mr. Cheek and Commissioner Averill began to talk but were interrupted by Mr. Jaussi. He again stated that he has not seen the conditional use permit. He said this is how Catawampus the process is. He asked to approach and was given permission. Commissioner Averill handed him the copy of the conditional use permit for him to review. He further stated that this matters and in America we do not do this. It is a fundamental issue of fairness where they are trying to dance and answer questions for the first time. He assumes that the city was having a completely different conversation with Mr. Skeen and now they need to have a new one which is what he has been saying all along.

Chair Holbrook asked Mr. Skeen if he was still operating within the conditions of his conditional use permit. Mr. Skeen said no. Affordable Auto gave up its license as he was explaining earlier before he was interrupted. He stopped renewing his permit for a salvage license and auto sales license through the DMV. He also added that he has been a landlord for the past 38 years and respects the city very much. He said the officer and city have been very nice. Mr. Cheek further explained that he had not heard one complaint from his neighbors. He has a concern with where the generation of the complaint came from. He said the state has come to the property to review how the process is completed and to do so properly. He stated that Mr. Cheek's team are professional. Mr. Skeen was asked to sit down because he began to single out Mr. Mantas.

Chair Holbrook asked Mr. Jaussi if there were any others that wished to speak. Mr. Jaussi stood and reiterated that there are some legal issues with this situation and how he appreciated Mr. Morris bringing this matter to the commission. He stated that any decision the commission makes now, backs him into a corner and he will have no choice but to file. If he and Mr. Morris cannot come to an agreement, then he will come back. But if we get railroaded here the next stop tomorrow is the court room. He does not want that. He is asking that they not do this today.

Chair Holbrook asked if there was anyone else. No other comments were given. Bill gave his closing remarks. The conditional use is an original decision from the commission. Based on this, the city assumed it was still valued regardless whether or not the property was then leased to another. The business license applied for was for auto sales. No other information was given at that time to indicate any further action, such as a conditional use amendment which was required. If the business was for the auto sales, then the officer would not have been sent out to investigate the complaint nor sent a letter. Mr. Jaussi claims he never saw the letter but the letter is the same letter he appealed to the appeal authority in November. Mr. Jaussi interrupted Bill's remarks to state he never stated that. Bill continued with Council Member Pearce clearly said the legislative intent was to not have a crushing operation, auto recycling, salvage. Bill said he understands Mr. Jaussi's point where there is discrepancy and it is unclear, he would always advise the commissioners to always error on the property owner's side. Residents are not pounding on Mr. Skeen's door. They are coming here to the city. Bill is learning for the first time tonight about the miscommunication between Mr. Skeen and his tenant. We do not have the option to have a full district court where full depositions can be ordered. We are not here to debate the issue of business. We are here tonight to look at the land use code. Due process is a big concern for Planet Auto yet they had the time to file a full lawsuit against the person who filed this complaint and have it served on him. They have had time. However, when trying to settle stuff, having a mediation with Ombudsman is the proper thing to do. Bill assumed Mr. Jaussi was doing this since it was brought up in one of the emails. Mr. Jaussi interjected that Ombudsman is being done. Bill continued with saying that the commission was not informed of Planet Auto doing this hybrid model nor were we notified as a city to let them know what they needed to do. No matter what this is likely to end up

in court. He thinks we can sit down and talk to him but by the co-owners own admission the conversation is a non-starter because he stated they would not be able to come into compliance with the rules from the original conditional use permit.

Bill stated Mr. Jaussi just received the documents he requested via GRAMA tonight. To table this item would be in accordance with the due process to give him time to review. Commissioner Averill brought to light a portion of the cease-and-desist letter sent by the officer stating that the owner needed to bring his property into compliance by applying for a new conditional use permit. Mr. Jaussi interrupted the meeting to state that he is trying to do that now but first wants to have a conversation with the city to see what are acceptable perimeters and how far can the code be moved to accommodate. Commissioner Averill stated that the code has already been moved to the condition of the ten cars.

Discussion occurred of what the commission would do. Table or revoke the conditional use. Bill advised the commission to give them the benefit of the doubt since he was not certain how long Ombudsman was out in deliberating this matter.

MOTION: Commissioner Averill motioned to table the appeal to give them time to resolve all these miscommunications and with the understanding they will need to reapply for another conditional use permit in accordance to what the law allows on that property. Commissioner Nelson seconded the motion. Voting was unanimous.

Chair Holbrook stated that the conditional use discussion was tabled until the city could have the discussion requested by Mr. Jaussi. Bill stated that he would wait to hear from Mr. Jaussi before moving forward. Mr. Jaussi rose interrupting the meeting and stated that he assumed both matters were tabled based on the ruling by the commission. Bill said no and the commission would take up the appeal now. Chair Holbrook moved to item #6. Mr. Jaussi stayed standing.

4. Discussion/Action/Recommend – to recommend preliminary approval of The Copperwoods Subdivision a 65-unit mixed-use development located at approximately 1956 North Highway 89.

Bill explained that this item is for the preliminary subdivision approval. Justin Shinsel stood and explained that he and Matt Robertson have gone through the engineered plans. He further explained that it will come back to them next month for final approval. Jake Thompson stated there is a unit discrepancy. Bill said that can be addressed in final approval. Justin Shinsel explained the remaining steps of the process for the commissioners.

MOTION: Commissioner Brenda motioned to recommend preliminary subdivision approval of the Copperwoods Subdivision a 65-unit mixed-use development located at approximately 1956 North Highway 89 subject to the conditions of the staff and engineer's memo dated December 2, 2021. Commissioner Shakespeare seconded the motion. All voted aye.

5. Discussion/Action/Recommend – to approve a Conditional Use Permit for a home occupation at property located at 2496 North 500 West.

Bill explained this is a home occupation and reviewed the city code section 11.18.050 – Conditional use issuance code. The applicant will be doing a tax business. He will have visiting clientele, which is what requires the conditional use. Code 11.10.020 (9) Home occupation, requirements for home occupation were reviewed.

Chair Holbrook asked for Mr. Negrete to approach the microphone. Ricardo Negrete presented his business is for tax preparation and bookkeeping. Although he is not a CPA, he does have an accounting degree from Weber State. He would be completely bookkeeping with various software to perform those duties as his main business. He would be part-time to start. Chair Holbrook asked for specific hours. Mr. Negrete said mostly during tax season. From 9 am to 10 pm by appointment only. This is his current business model. Commissioner Averill told him that he would need to make sure he had no employees and that he had enough parking for his visiting clientele. Bill stated that he is considering the definition of one client could be considered as a couple or married couple. Chair Holbrook asked how long appointments would last. Mr. Negrete said they last about an hour. Commissioner Averill asked about the space dedicated for the office and to make certain it was not more than 25 %. Negrete showed on the map where the clients would be entering the house and where the parking would be. Bill explained that before the conditional use can be issued and the license obtained there is a 10-day waiting period for any appeals to be filed and addressed.

MOTION: Commissioner Averill motioned to approve a Conditional Use Permit for Ricardo Negrete's home occupation at property located at 5496 North 500 West subject to conditions of the code and operation house of 9 am to 10 pm with one visiting client at a time. Commissioner Nelson seconded the motion. All voted aye.

6. Appeal Hearing – for appeal application received for a land use violation of commercial business located at 2458 N. Highway 89.

Bill Morris said staff recommendation on the appeal is, since they are the originating body on the Conditional Use Permit, they cannot hear the appeal. Commissioner Averill said they would have to appeal to the City Council. Bill Morris recommended Planning Commission make that finding at tonight's meeting.

MOTION: Commissioner Averill motioned to table the appeal, recommending to the City Council, who would be the appeal body on this, after the Conditional Use Permit which was just tabled has come back. Commissioner Shakespeare seconded the motion. All voted aye.

7. Commission/Staff Follow-Up.

Jennie Knight gave a report on Ben Lomond Views per Bill's request, stating the city has not yet received the engineered plans for this subdivision. Justin Shinsel rose and gave an update on what was happening at Millenium Park improvements stating Mr. Palermo is working on the improvements for the park. He is also working with the state for the demolition permits for any and all existing buildings and removing trees that are growing on the property. He has been halted on infrastructure because no engineered set of drawings have been submitted. Mr. Palermo was hoping to start construction in the spring. Justin Shinsel does not think that will actually happen until closer to June. Commissioner Smith asked if Mr. Palermo was doing all the improvements himself. Justin Shinsel responded that Mr. Palermo has hired professional companies to do everything from the tree trimming to the demolitions.

Commissioner Averill asked about the public notice regarding the City's consideration in surplusing two city properties. Bill Morris explained the properties include the current City Shops on Washington and property on 700 North. The property sale will help to pay for the new Municipal Complex without having to pull a bond.

8. Adjourn.

Chair Holbrook adjourned by common consent at 9:03pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair

DRAFT

**HARRISVILLE CITY
ORDINANCE 530**

BEN LOMOND PROPERTIES ZONING MAP AMENDMENT

AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE OFFICIAL ZONING MAP FOR CERTAIN PARCELS LOCATED AT APPROXIMATELY 1801 NORTH HIGHWAY 89 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, Ben Lomond Properties, LLC, and desires to act upon the same;

WHEREAS, the attached Exhibit "A" contains the required Concept 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 January 12, 2022, 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 Number 11-019-0007 as set forth in the attached Exhibit "A" which is hereby adopted and incorporated herein by this reference, is hereby changed from A-1 (Agriculture) Zone to the CP-2 (Commercial) Zone.

Section 2: Concept Plan and Reversion. The Concept Plan attached in Exhibit “A” which is hereby adopted and incorporated herein by this reference is adopted as the required Concept Plan for this Zoning Map Amendment. Any development must substantially conform to this Concept Plan. In the event that any development fails to substantially conform to the Concept 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 A-1 Agriculture.

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 _____, 2022.

Roll Call Vote Tally:

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

Council Member Wilhelmsen	Yes	No
Council Member Weiss	Yes	No
Council Member Christensen	Yes	No
Council Member Jackson	Yes	No
Council Member Loveland	Yes	No

JENNIE KNIGHT, City Recorder

RECORDED this _____ day of _____, 2022.

PUBLISHED OR POSTED this _____ day of _____, 2022.

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: _____



BEN LOMOND COMMERCIAL

JANUARY 1, 2022



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

MAYOR:

Michelle N. Tait

COUNCIL MEMBERS:

Grover Wilhelmsen

Steve Weiss

Blair Christensen

Max Jackson

Kenny Loveland

Public Hearing Notice

The Harrisville Planning Commission will hold a public hearing January 12, 2022, at 7:00 p.m., at Harrisville City Hall located at 363 W. Independence Blvd., Harrisville, Utah, to take comments for and/or against Harrisville Ordinance 530; a zoning change application received by Ben Lomond Properties, LLC from Agricultural (A-1) zone to Commercial (CP-2) for Weber County Parcel #11-019-0007, located at approximately 1801 N. Highway 89. Individuals requiring special accommodation (including auxiliary communicative aids and services) should notify the City Recorder at 801-782-4100 ext. 1000 at least three (3) days prior to the hearing.



Applicant/Property Owner Information

Date / Time

12/23/2021

Applicant's Address

51 W. Center ST. #644, Orem, Utah 84057

Applicant's Email Address

depnorfolk@gmail.com

Property Owner's Mailing Address

c/o Don Scott, 3147 N. Hwy 89, Pleasant View, Utah 84404

Type of Rezone

Changing the current zoning map

Applicant's Name

BLD Commercial Investment, LLC - Dpuglas E. Palermo, Manager

Applicant's Phone Number

(917) 863-5161

Property Owner's Name

Ben Lomond Properties, LLC

Property Owner's Phone Number

(801) 510-3444

Have any Conditional Use Permits been granted for this property?

No

Zoning Information

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

US 89 West of Ben Lomond Views development

Parcel # of property

11-019-0007

Current Zoning of Property

A-1

Proposed Zoning of Property

CP-2

Current Zoning on General Plan

CP-2

Proposed Zoning on General Plan

CP-2

Reason for Rezone

Give the reason for requesting a rezone.

According to the current Zoning Map, the property is in an A-1 Zone. The request to rezone to CP-2 is to accommodate the development of shops and other commercial buildings and is consistent with the City's Future Zoning plan.

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

The City's general plan land use map currently labels the subject property as "CP-2." It is applicant's understanding that the City plans to develop a new City governmental complex to the west of the subject parcel. Development of this area abutting US 89 for small shops and similar improvements will complement the City's plans for the area.

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

See attached: CONCEPT PLAN 021021.pdf

Signature

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

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville Planning Commission

FROM: Matthew L. Robertson, P.E.
City Engineer

RE: **COPPERWOODS MIXED-USE SUBDIVISION**
Final Plan Review

Date: January 7, 2022

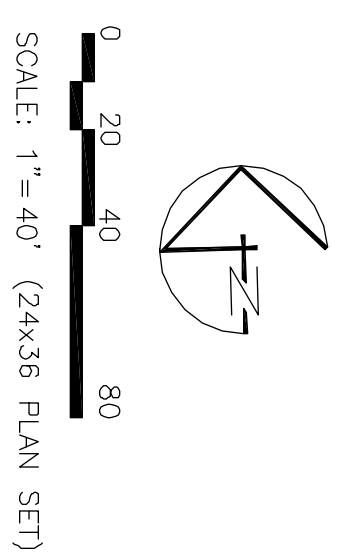
Our office has completed a review of the final plat and improvement plans for the Copperwoods at Harrisville mixed-use subdivision located on Highway 89 between 2000 North and 2150 North. The development will include private drives and parking areas and no new city streets or rights-of-way are being proposed. Previous comments have been adequately addressed and we recommend final approval at this time with the following comments.

1. Obtain approval of the subdivision plat from the Weber County Surveyor's office. This should be completed before final approval at City Council.
2. Add a "snout" or other treatment option in the outlet structure of the new detention pond on the north end of the project to keep the discharged stormwater cleaner.
3. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
4. An engineer's estimate for the cost of the public improvements needs to be submitted and reviewed by our office. This estimate needs to be approved before the pre-construction meeting and will be the basis for the developer's agreement and the associated construction guarantee.
5. Prior to construction, the Developer and the Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any questions.

THE COPPERWOODS
AT HARRISVILLE

PART OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
HARRISVILLE, UTAH
FINAL PLAT



SCALE: 1"=40' (24x36 PLAN SET)

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- SET REBAR W/ PLASTER CAP MARKED LS 275617 FOUND REBAR
- PRIVATE
- COMMON AREA (CA) (SEE NOTE 5)

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	422.38	5799.58	47°04'48"	N50°56'28"W	422.29
C2	130.75	221.84	33°46'14"	S71°29'35"E	128.87
C3	166.13	281.84	33°46'24"	S71°29'40"E	163.74
C4	192.76	379.97	29°03'59"	S77°14'21"W	190.70
C5	48.09	379.97	7°15'06"	S88°08'48"W	48.06
C6	144.67	379.97	21°48'53"	S73°36'49"W	143.80

THE COPPERWOODS
AT HARRISVILLE

PART OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
HARRISVILLE, UTAH
FINAL PLAT

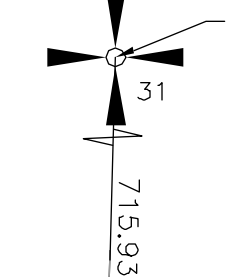
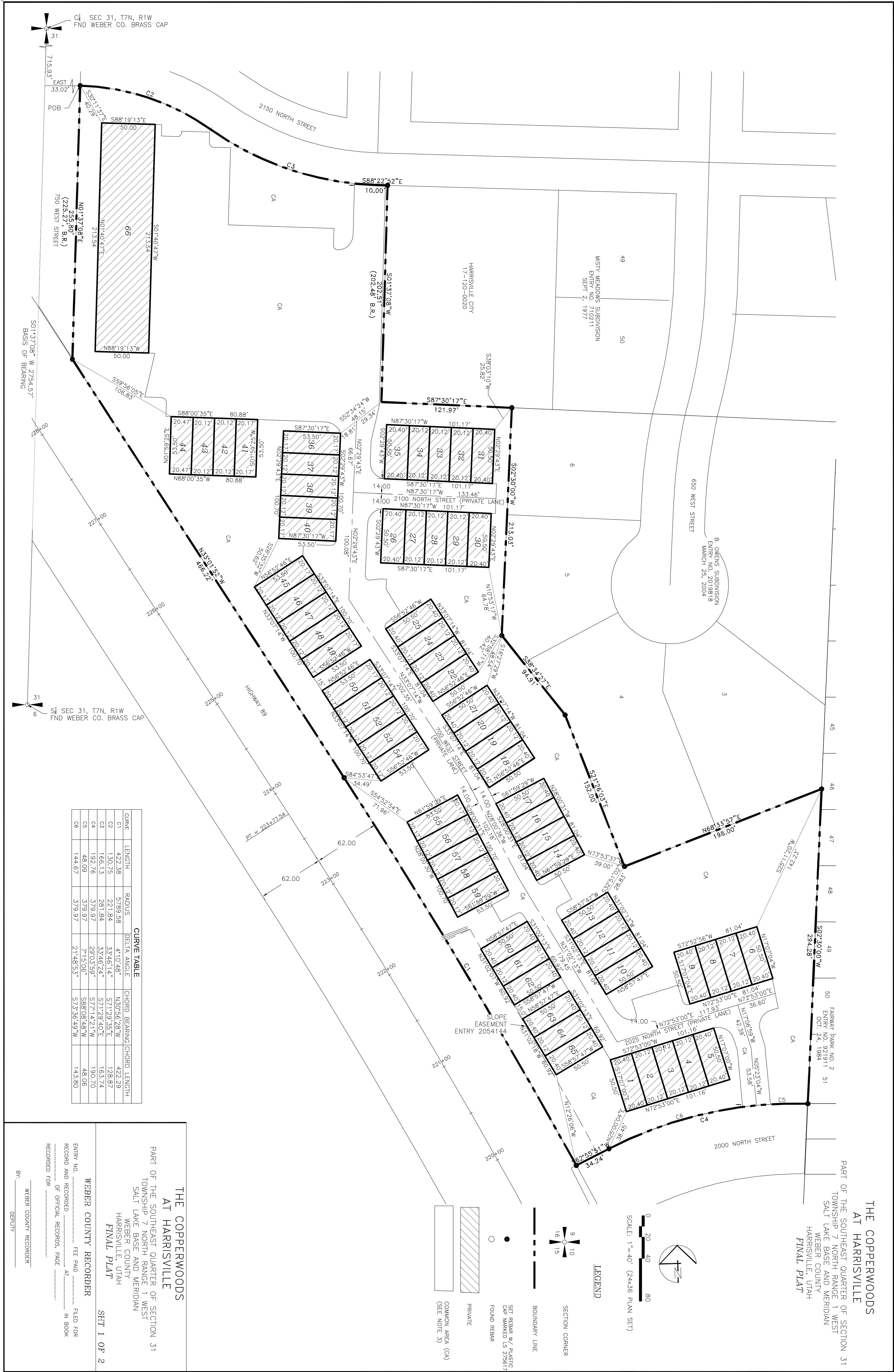
WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR
RECORD AND RECORDED _____ IN BOOK
OF OFFICIAL RECORDS, PAGE _____ AT _____

RECORDED FOR _____

BY: _____ DEPUTY
WEBER COUNTY RECORDER

SHT 1 OF 2



EAST 33.02'
POB
715.93'

S01°37'08" W 2754.57'
BASIS OF BEARING

S1 SEC 31, T7N, R1W
FND WEBER CO. BRASS CAP

S1 SEC 31, T7N, R1W
FND WEBER CO. BRASS CAP

CITY COUNCIL APPROVAL AND ACCEPTANCE

Presented to the Harrisonville City Council this _____ day of _____, A.D., 2022, of which time this subdivision was approved and accepted.

Mayor _____ Date _____
Attest: City Recorder _____

CITY ENGINEER APPROVAL

APPROVED THIS _____ DAY OF _____
BY THE HARRISVILLE CITY ENGINEER _____
HARRISVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

Presented to the Harrisonville City Planning Commission this _____ day of _____, A.D., 2022, of which time this subdivision was recommended to the City Council for approval.

Planning Commission Chairman _____ Date _____

APPROVAL AS TO FORM

Approved as to form this _____ day of _____, A.D., 20____.

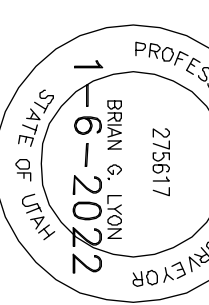
City Attorney _____

GENERAL NOTES

- 1. CURRENT ZONE: MIXED USE
- 2. TOTAL PROJECT AREA: 6.192 ACRES.
- 3. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH MAGNETIC STRIKES OR SHADING ON PUBLIC RECORDS, SHALL REMAIN THE PROPERTY OF THE DEVELOPER. PRIVATE STREETS, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
- 4. ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL PUBLIC UTILITIES, PROVISION AND DRAINAGE EASEMENT.
- 5. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE, SIGNALS, STREET LIGHTS, SIGNAGE, AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.

SURVEYOR'S CERTIFICATE

I, Bron G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the project described on this plat in accordance with Section 17-23-17 and have hereby certified that the same is correct and true. The subdivision is shown on a plat heretofore as THE COPPERWOODS AT HARRISVILLE located in Harrisonville, Weber County, Utah and has been correctly drawn to the designated scale and contains the correct representation of all information described in the Weber County Recorder's Office and from said survey, read by me on the ground.



SURVEYOR NARRATIVE/NOTES

- 1. The purpose of this survey was to subdivide parcel 17-4064-0012, located in the Southeast Quarter of Section 31, Township 7 North, Range 1 West of the Salt Lake Meridian into the lots shown on this plat.
- 2. The Basis of Bearing is S01°37'08"W between the Center Section Corner and South Quarter Corner of Section 31, Township 7 North, Range 1 West of the Salt Lake Base and Meridian.

BOUNDARY DESCRIPTION

Part of the southeast quarter of Section 31, Township 7 North, Range 1 West of the Salt Lake Meridian described as follows:
Commencing at the Center Quarter Corner of Section 31, Township 7 North, Range 1 West of the Salt Lake Meridian monumented with a Brass Cap; thence S01°37'08" W 715.93 feet along the west line of the Southeast Quarter of said Section 31; thence East S33°02' feet to the Northwest Corner of Lot 150, Mary No. 710211 on September 2, 1977 and the POINT OF BEGINNING and running thence, along the south right of way line of 2150 North Street the next three (3) 130.25 feet along a curve to the right, with a radius of 221.84 feet, (center bears S 01°37'16" W), through a central angle of 33°46'14" and a chord that bears S 71°29'35" E 128.87 feet;
2) thence Easterly, a distance of 1661.13 feet along a reverse curve to the left having a radius of 261.84 feet and a central angle of 33°46'24" and a chord that bears S 88°22'50" E 1030 feet;
3) thence S 01°37'08" W 202.51 feet (202.48', By Record) along the east line of Lot 150, Mary Meadows Subdivision;
thence S 87°30'17" E 121.97 feet to the Northwest Corner of B. Owens Subdivision recorded in the Weber County Recorder's Office under Entry No. 2000 N 013708W; thence along the boundary of said B. Owens Subdivision the next four courses:
1) thence S 02°30'00" W 213.03 feet;
2) thence S 38°34'27" E 94.91 feet;
3) thence S 21°28'03" E 152.00 feet;
4) thence N 68°33'57" E 198.00 feet to the boundary of Farmway Park, No. 2 recorded in the Weber County Recorder's Office under Entry No. 921911 on October 24, 1984;
thence S 02°30'00" W 294.28 feet (S 02°30' W, By Record) along said boundary to the north right of way line of 2000 North Street;
1) thence S 02°30'00" W 294.28 feet along said boundary;
1) thence Westerly, a distance of 192.76 feet along a non-tangent curve to the left of which the radius point lies S 01°46'21" W, with a radius of 379.97 feet, having a central angle of 29°03'59" and a chord that bears S 77°14'21" W 190.70 feet;
2) thence S 62°55'51" W 34.24 feet to the easterly right of way line of Highway 89, thence along said easterly right of way line the next three courses:
1) thence Northwesterly, a distance of 422.38 feet along a non-tangent curve to the left of which the radius point lies S 61°08'56" W, with a radius of 5789.58 feet, having a central angle of 04°10'48" and a chord that bears N 30°56'28" W 69.22 feet;
2) thence N 33°01'52" W 466.22 feet;
3) thence N 01°37'08" E 255.80 feet to the point of beginning, containing 6.192 acres, more or less.

OWNERS DEDICATION

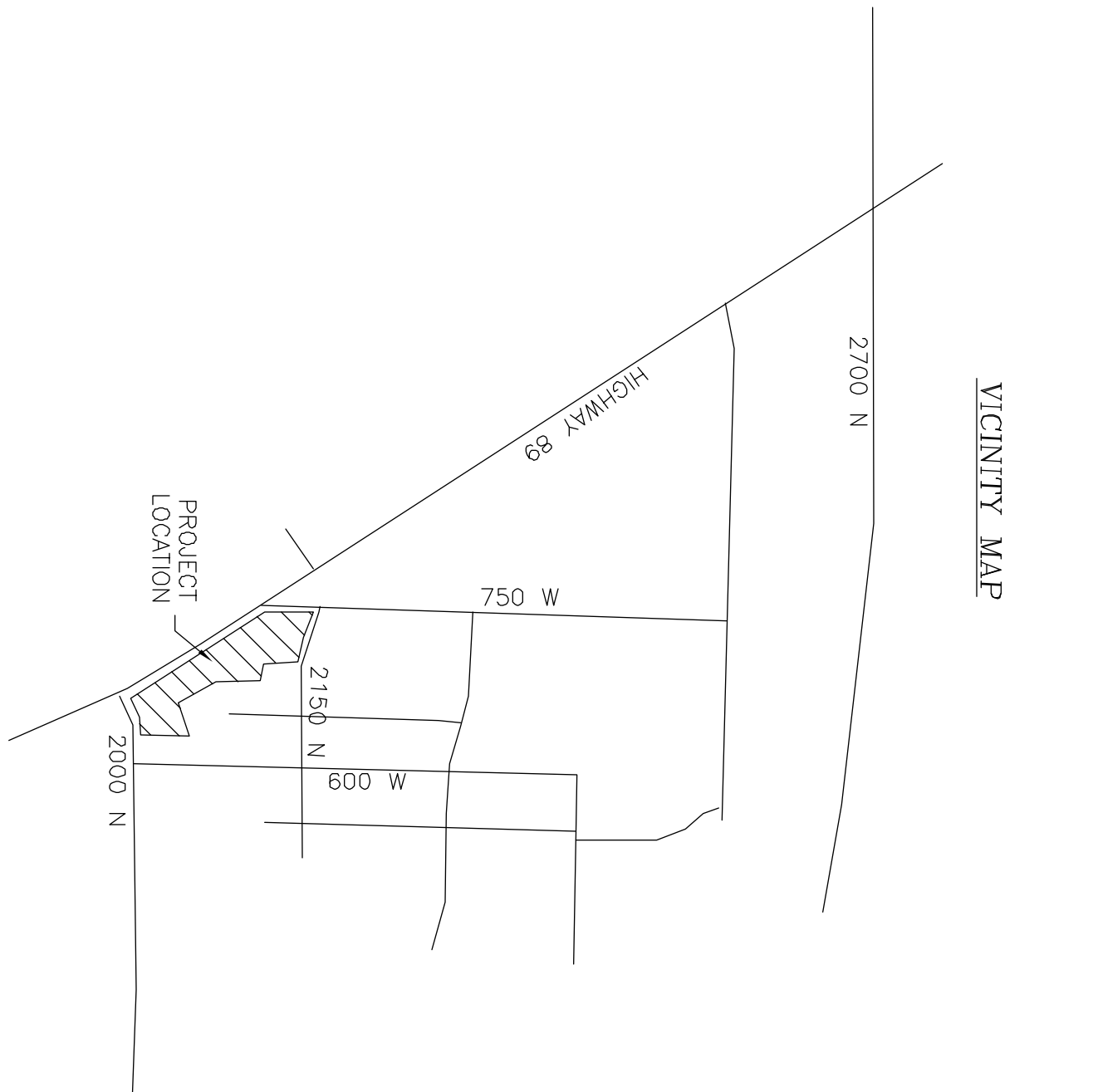
Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and private streets as shown on this plat and name said tract THE COPPERWOODS AT HARRISVILLE, and hereby dedicate the same to the public for the use and enjoyment of the people of the State of Utah. We, the undersigned, agree that the same shall be used as private thoroughfares, and is to be owned and maintained by the home owners association, and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as common area/open space to be used as general utility easements (G.U.E.), the same to be used for the installation, maintenance and operation of the public utility service lines and/or storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, plat notes shown hereon are hereby declared effective and binding.

In witness whereof, we have hereunto set our hands this _____ day of _____, 2022.
Joke Thompson, Manager
Direct Homes, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH _____ }
COUNTY OF _____ }
On this _____ day of _____, A.D. 2022, personally appeared before me, Joke Thompson who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Direct Homes, LLC, a limited liability company organized under the laws of the State of Utah, and that he/she is the owner of the above described real property. I, the undersigned, being duly sworn, certify that I am the authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____



LOT	ADDRESS	LOT AREA	LOT ADDRESS	LOT AREA
1	693 W 2025 N	1030 s.f.	2111 N 700 W	1079 s.f.
2	669 W 2025 N	1016 s.f.	2102 N 700 W	1076 s.f.
3	676 W 2025 N	1016 s.f.	2103 N 700 W	1076 s.f.
4	671 W 2025 N	1016 s.f.	2098 N 700 W	1079 s.f.
5	665 W 2025 N	1030 s.f.	2093 N 700 W	1079 s.f.
6	649 W 2025 N	1028 s.f.	2113 N 700 W	1079 s.f.
7	649 W 2025 N	1030 s.f.	2121 N 700 W	1076 s.f.
8	658 W 2025 N	1030 s.f.	2128 N 700 W	1095 s.f.
9	666 W 2025 N	1030 s.f.	2088 N 700 W	1079 s.f.
10	2028 N 700 W	1030 s.f.	2088 N 700 W	1076 s.f.
11	2030 N 700 W	1016 s.f.	2083 N 700 W	1076 s.f.
12	2032 N 700 W	1016 s.f.	2081 N 700 W	1079 s.f.
13	2032 N 700 W	1030 s.f.	2072 N 700 W	1079 s.f.
14	2040 N 700 W	1030 s.f.	2072 N 700 W	1079 s.f.
15	2042 N 700 W	1016 s.f.	2075 N 700 W	1079 s.f.
16	2044 N 700 W	1016 s.f.	2069 N 700 W	1076 s.f.
17	2050 N 700 W	1030 s.f.	2065 N 700 W	1076 s.f.
18	2056 N 700 W	1030 s.f.	2065 N 700 W	1076 s.f.
19	2058 N 700 W	1016 s.f.	2061 N 700 W	1079 s.f.
20	2058 N 700 W	1030 s.f.	2057 N 700 W	1079 s.f.
21	2062 N 700 W	1030 s.f.	2051 N 700 W	1076 s.f.
22	2064 N 700 W	1030 s.f.	2045 N 700 W	1076 s.f.
23	2066 N 700 W	1016 s.f.	2045 N 700 W	1076 s.f.
24	2072 N 700 W	1016 s.f.	2043 N 700 W	1079 s.f.
25	2076 N 700 W	1030 s.f.	2039 N 700 W	1030 s.f.
26	2076 N 700 W	1030 s.f.	2037 N 700 W	1030 s.f.
27	695 W 2100 N	1016 s.f.	2031 N 700 W	1030 s.f.
28	685 W 2100 N	1016 s.f.	2029 N 700 W	1030 s.f.
29	681 W 2100 N	1030 s.f.	2022 N 700 W	1016 s.f.
30	678 W 2100 N	1030 s.f.	2022 N 700 W	1030 s.f.
31	683 W 2100 N	1030 s.f.	2135 N 700 W	1087 s.f.
32	683 W 2100 N	1016 s.f.		
33	684 W 2100 N	1016 s.f.		
34	684 W 2100 N	1030 s.f.		
35	692 W 2100 N	1030 s.f.		

THE COPPERWOODS
AT HARRISVILLE
PART OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
HARRISVILLE, UTAH
FINAL PLAT

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____ FILED FOR
RECORD AND RECORDED _____ AT _____ IN BOOK _____
OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____
BY: _____ WEBER COUNTY RECORDER
DEPUTY



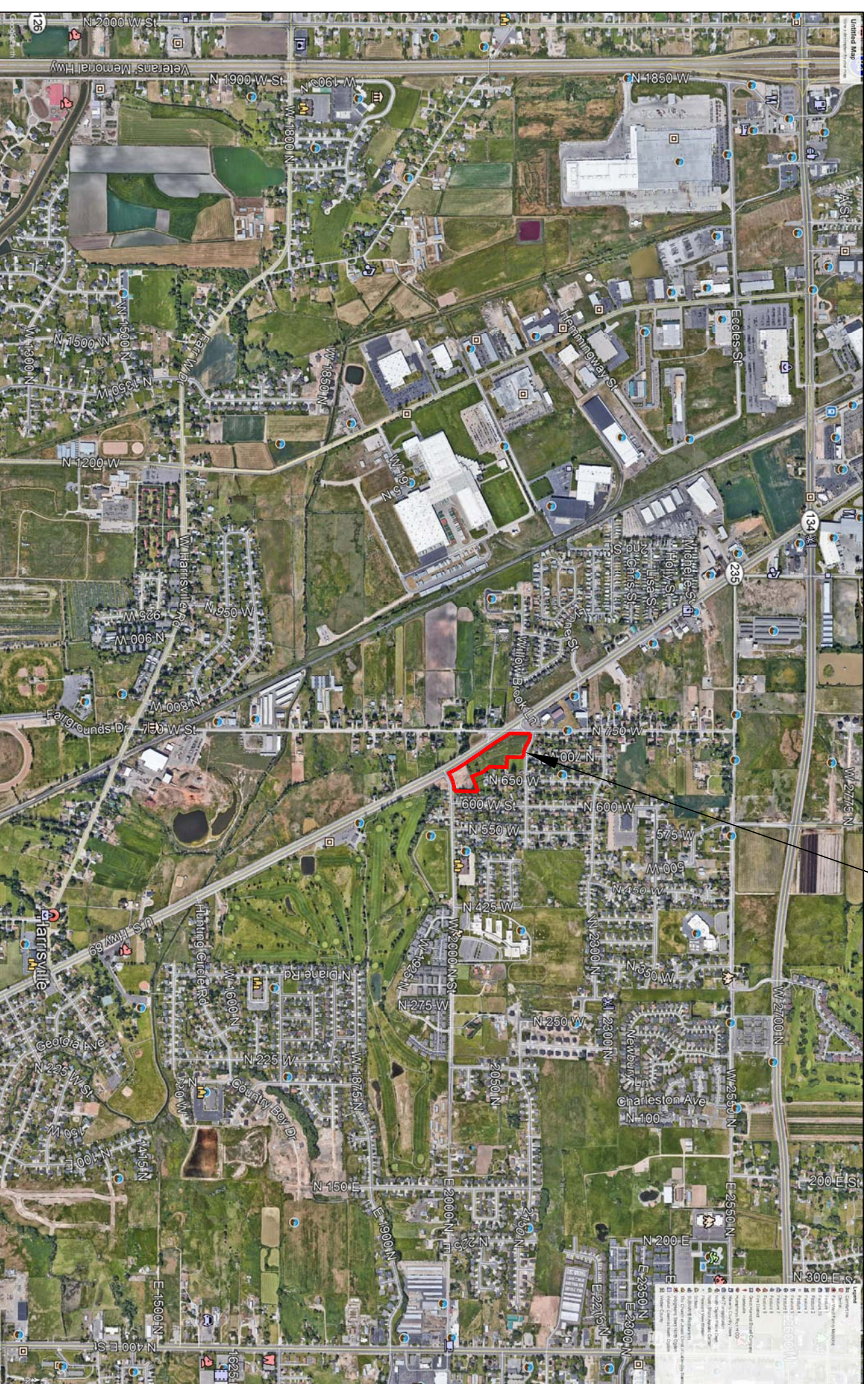
ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogn@yahoo.com

Developer:
Direct Homes, LLC
P.O. Box 6384
North Logan, Utah 84341

THE COPPERWOODS AT HARRISVILLE

PART OF THE SE QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
1956 NORTH HWY 89
HARRISVILLE, UTAH
INDEX SHEET

PROJECT



VICINITY MAP

SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	EXIST/DEMO PLAN
3	SITE MASTERPLAN
4	SITE DIMENSIONS
5	SITE DETAILS
6	UTILITY PLAN
7	DRAINAGE CALCULATIONS
8	DRAINAGE PLAN
9	GRADING PLAN
10	LANDSCAPE PLAN

OWNER/DEVELOPER

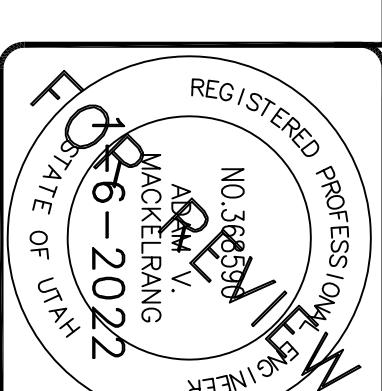
**DIRECT HOMES
JAKE THOMPSON**

CIVIL ENGINEER

**ALLIANCE CONSULTING
ENGINEERS, INC.
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
435-755-5121**

GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND STANDARDS SET BY THE CONTROLLING AGENCY. APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC & PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. CONTRACTOR SHALL REPLACE SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR.
8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
9. DIMENSIONS SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.
10. DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN THE PLANS.
11. THRUST BLOCKS SHALL BE PLACED ON WATERLINES AT ALL DIRECTION CHANGES, FITTINGS, BENDS, ELBOWS, FIRE HYDRANTS AND GATES VALVES AS SHOWN IN THE PROJECT PLANS.
12. CONTRACTOR IS REQUIRED TO HAVE A SET OF APPROVED PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
15. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
16. THE CONTRACTOR SHALL COORDINATE ALL LINE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE WATER SYSTEM WITH THE BOVA VISTA WATER DISTRICT.
17. ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
18. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS NOTED AND PERMITTED. NOTICE OF TERMINATION IS APPROVED BY AND ISSUED BY THE STATE FOR THIS PROJECT.
19. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
20. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
22. ALL GATE VALVES SHALL BE LOCATED PER BOVA VISTA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
23. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, HARDWARE, LABOR, ETC. TO COMPLETE ALL PROJECTS. ALL PROJECTS SHALL BE COMPLETED TO MEET THE REQUIRED GRADES, ALIGNMENTS AND COVER REQUIREMENTS.
24. ALL AIR RELEASE VALVES SHALL BE INSTALLED AT THE CREST OF THE VERTICAL CURVATURE OF THE WATER LINE. CONTRACTOR SHALL RECORD ACTUAL LOCATION OF VALVES ON FIELD RECORD DRAWINGS.
25. THE CONTRACTOR SHALL SCHEDULE WITH PLEASANT VIEW CITY FOR SEWER AND WATER UTILITY INSPECTIONS PRIOR TO BACKFILLING.
26. ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, CHLORINATED AND APPROVED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.



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No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

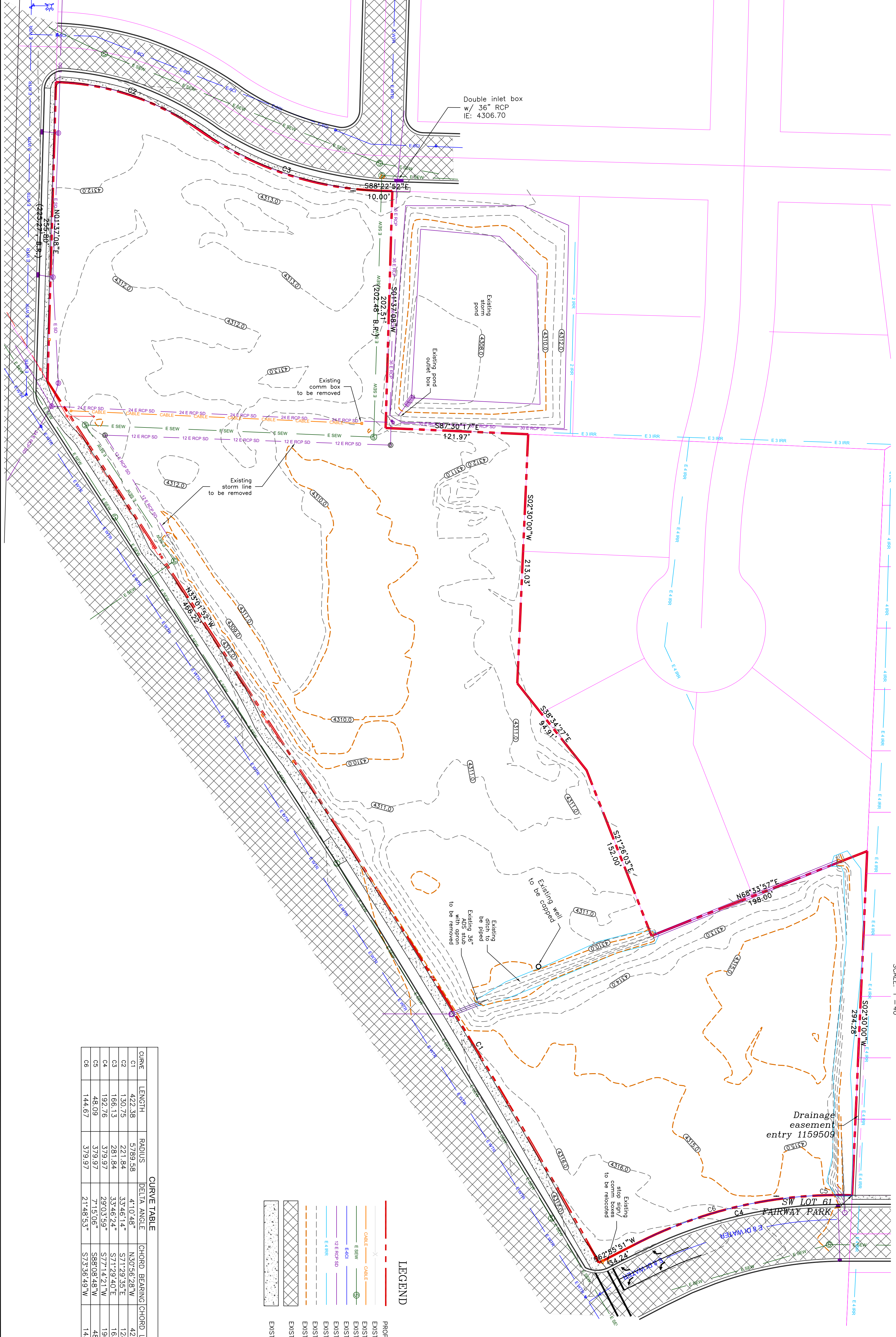
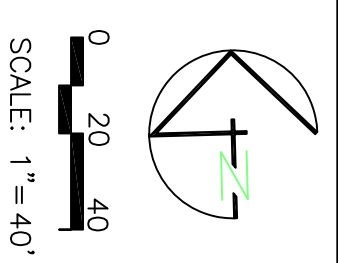
PROJECT TITLE
THE COPPERWOODS AT HARRISVILLE
PART OF THE SE QUARTER OF SECTION 31
TOWNSHIP 7 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY
1956 NORTH HWY 89
HARRISVILLE, UTAH

DRAWING TITLE
INDEX SHEET

DATE : JAN/2022
DRAWING No. 1

THE COPPERWOODS AT HARRISVILLE

EXIST / DEMO PLAN



LEGEND

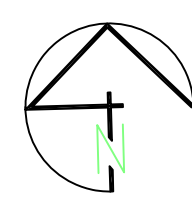
	PROPERTY BOUNDARY
	EXISTING FENCE
	EXISTING CABLE /PHONE
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORM
	EXISTING BRIGGATION
	EXISTING M/R CONTOUR (1')
	EXISTING M/R CONTOUR (5')
	EXISTING ASPHALT
	EXISTING CONCRETE

CURVE TABLE

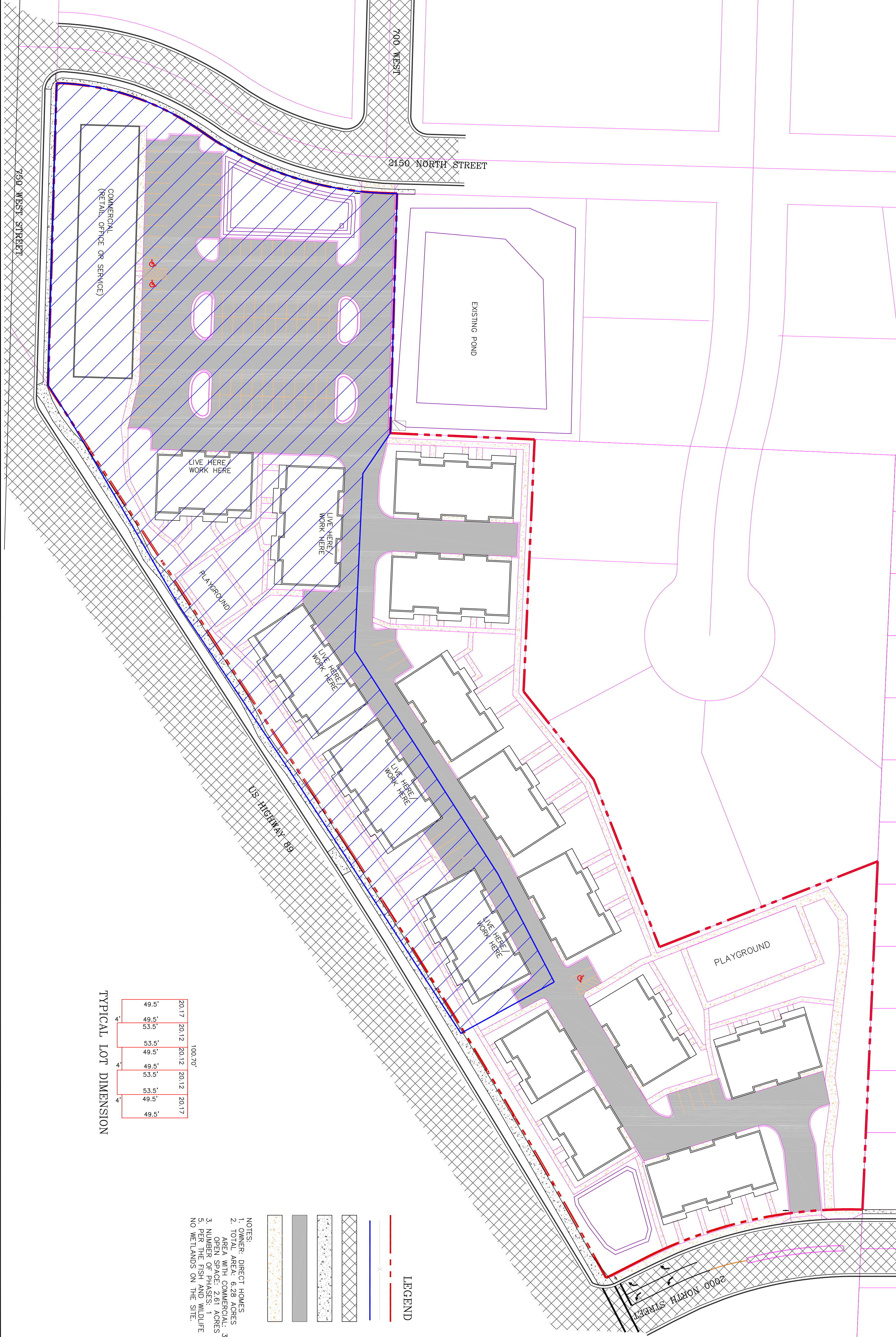
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	422.38	5789.58	4°10'48"	N30°56'28"W	422.29
C2	130.75	221.84	33°46'1.4"	S71°29'35"E	128.87
C3	166.13	281.84	33°46'2.4"	S71°29'40"E	163.74
C4	192.76	379.97	29°03'59"	S77°14'21"W	190.70
C5	48.09	379.97	7°15'06"	S88°08'48"W	46.06
C6	144.67	379.97	21°48'53"	S73°36'49"W	143.80

<p>PROJECT TITLE</p> <p style="text-align: center;">THE COPPERWOODS AT HARRISVILLE</p> <p style="text-align: center;">PART OF THE SE QUARTER OF SECTION 31 TOWNSHIP 7 NORTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY 1956 NORTH HWY 89 HARRISVILLE, UTAH</p> <p>DRAWING TITLE</p> <p style="text-align: center;">EXIST/DEMO PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS/ SUBMISSIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>REVIEWED : _____</p> <p>CAD FILE : _____</p>	No.	REVISIONS/ SUBMISSIONS	DATE				<p style="text-align: center;">AE ALLIANCE CONSULTING ENGINEERS</p> <p style="text-align: center;">150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321 (435)755-5121 alliancelogan@yahoo.com</p>	<p style="text-align: center;">REGISTERED PROFESSIONAL ENGINEER</p> <p style="text-align: center;">NO. 366280 A.S.M.V. MICHAEL PRANG 1986-2022 STATE OF UTAH</p>
No.	REVISIONS/ SUBMISSIONS	DATE							

THE COPPERWOODS AT HARRISVILLE SITE MASTERPLAN



0 20 40
SCALE: 1" = 40'



TYPICAL LOT DIMENSION

49.5'	20.17	20.12	20.12	20.17
49.5'	4			
53.5'				
53.5'	20.12	20.12	20.12	20.17
49.5'	4			
49.5'				
53.5'	20.12	20.12	20.12	20.17
49.5'	4			
49.5'				

100.70'

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING FENCE
 - COMMERCIAL BOUNDARY
 - EXISTING ASPHALT
 - EXISTING CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE

- NOTES:**
- OWNER: DIRECT HOMES
 - TOTAL AREA: 6.28 ACRES
AREA WITH COMMERCIAL: 3.22 ACRES (51.27%)
OPEN SPACE: 2.61 ACRES
 - NUMBER OF PHASES: 1
 - PER THE FISH AND WILDLIFE WETLANDS MAPPER THERE ARE NO WETLANDS ON THE SITE.

PROJECT TITLE
**THE COPPERWOODS
AT HARRISVILLE**

DRAWING TITLE
SITE MASTERPLAN

No.	REVISIONS/ SUBMISSIONS	DATE

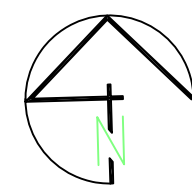
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CAD FILE : _____ PROJECT NO. : _____

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alliancelogan@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
NO. 36628
ACE
MACKELPRANG
KRE-2022
STATE OF UTAH

DATE : SEPT 2021
DRAWING NO. _____

THE COPPERWOODS AT HARRISVILLE SITE DIMENSIONS



0 20 40
SCALE: 1" = 40'

SITE REFERENCE NOTES

- ① ASPHALT OVER PROPERLY PREPARED BASE COURSE DRAIN AS PER GRADING/DRAINAGE PLAN.
- ② THICKENED EDGE SIDEWALK
- ③ 4" CONCRETE SIDEWALK w/ 4" GRAVEL BASE PER CITY STANDARD
- ④ PAINTED PARKING LOT STRIPING.
- ⑤ ADA RAMP w/ HANDICAPPED RESERVED PARKING SIGN-MOUNTED ON BUILDING OR POLE
- ⑥ HANDICAP LABEL
- ⑦ 6" HIGH BACK CURB
- ⑧ 2.5" OUTFLOW CURB
- ⑨ 12" RIBBON CURB
- ⑩ 2.5" INFLOW CURB
- ⑪ PARKING BUMPER OR EQUIVALENT
- ⑫ THICK APPROACH AND SIDEWALK
- ⑬ NEW SIGN (OM3-L12"x36") ON FLEXIBLE POST



NEW STOP SIGN/
NO LEFT TURN SIGN

UDOT Type B5 or
New median

APWA type R curb
w/ plowable section
on each end

Extend Yellow
paint line to
new median

DATE : SEP 1, 2021
DRAWING NO. 13

PROJECT TITLE
**THE COPPERWOODS
AT HARRISVILLE**

DRAWING TITLE
SITE DIMENSIONS

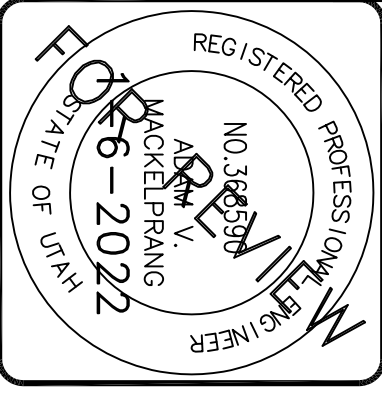
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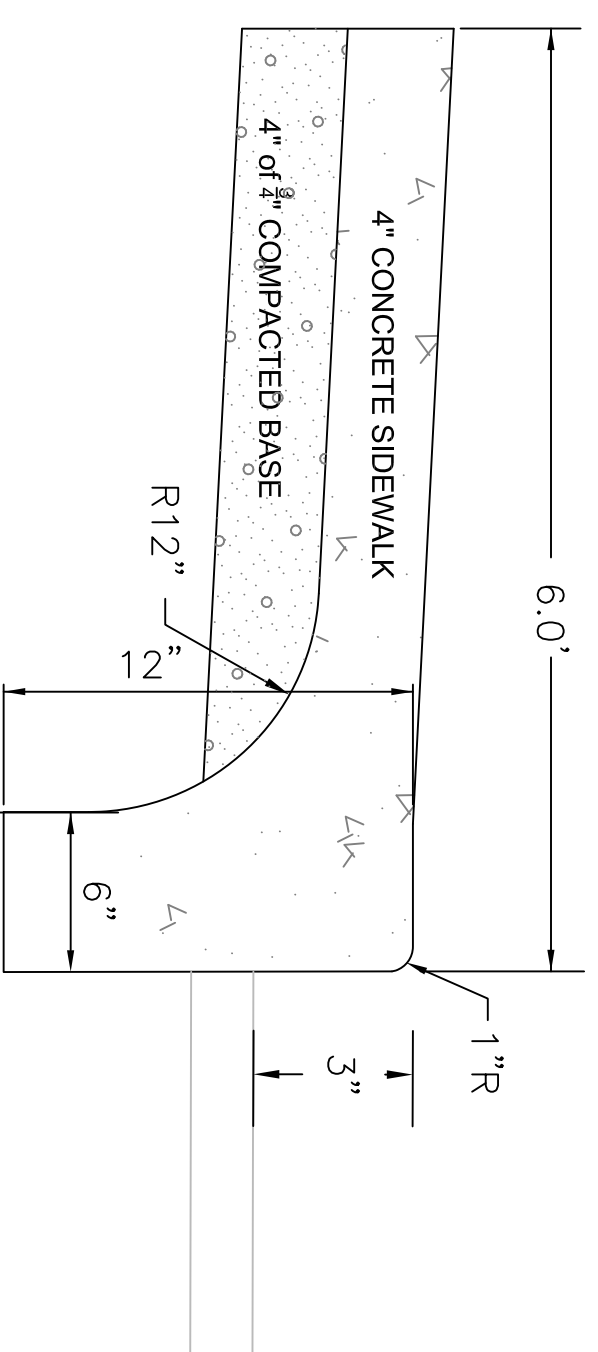


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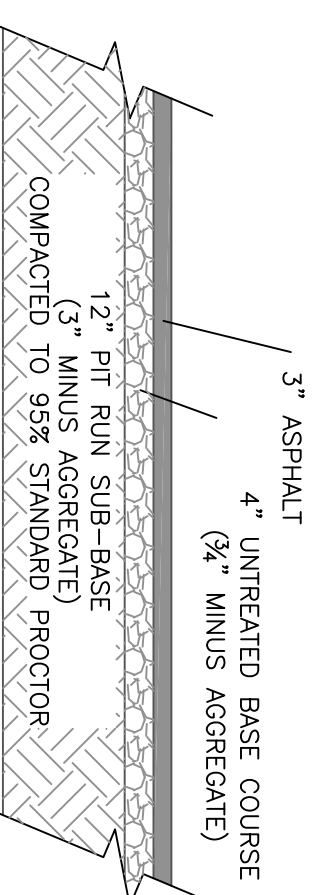
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allianceclogan@yahoo.com



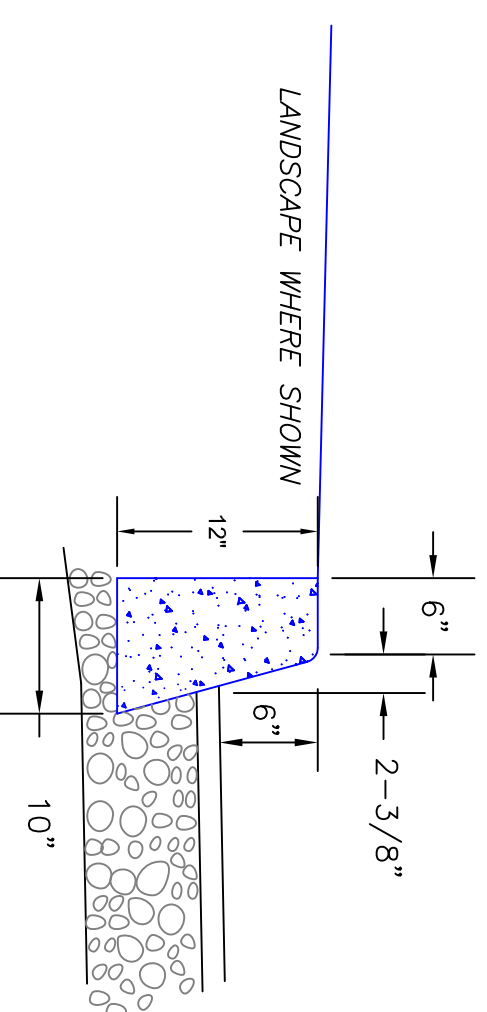
THE COPPERWOODS AT HARRISVILLE SITE DETAILS



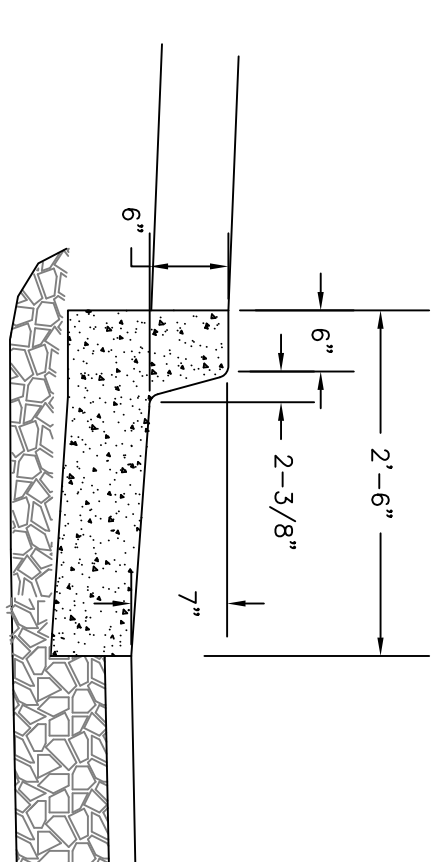
SIDEWALK WITH THICKENED EDGE
NOT TO SCALE



PARKING PAVEMENT SECTION
NOT TO SCALE

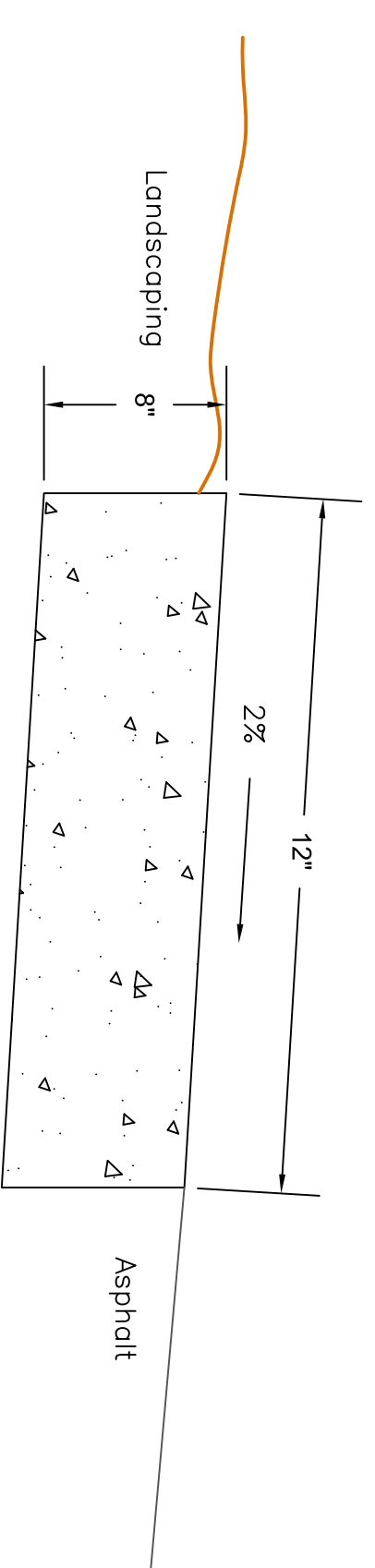


6\"/> NOT TO SCALE

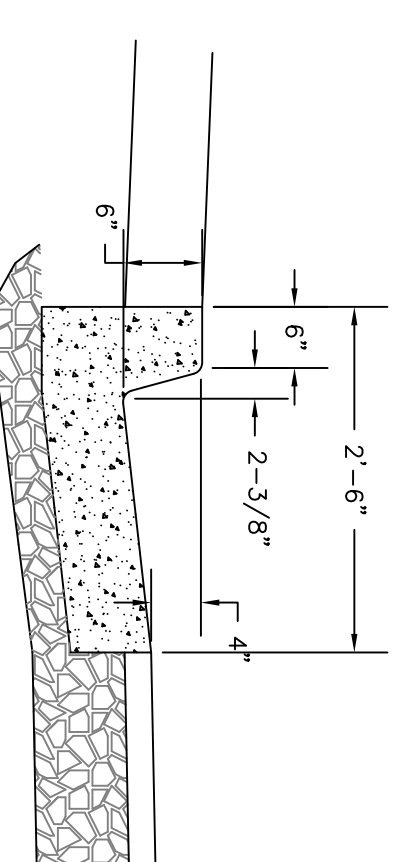


- NOTES:
1. Contraction joints 10 feet on center to a depth of 1/4 the curb.
 2. Expansion joints with premoiled filler 150 feet on center.
 3. Exposed concrete surface to have a light broom finish.

OUTFLOW CURB AND GUTTER DETAIL

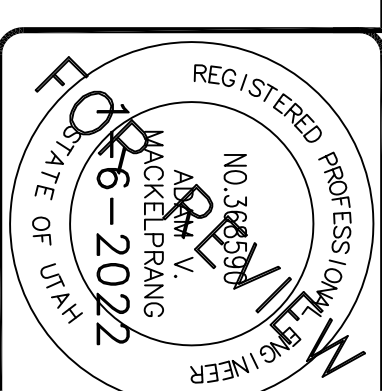


12\"/> NOT TO SCALE
5' transition to standard TBC



- NOTES:
1. Contraction joints 10 feet on center to a depth of 1/4 the curb.
 2. Expansion joints with premoiled filler 150 feet on center.
 3. Exposed concrete surface to have a light broom finish.

INFLOW CURB AND GUTTER DETAIL



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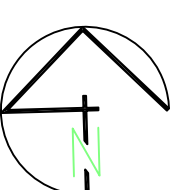
**THE COPPERWOODS
AT HARRISVILLE**

DRAWING TITLE
SITE DETAILS

DATE : SEPT 2021
DRAWING NO.

THE COPPERWOODS AT HARRISVILLE UTILITY PLAN

See notes#4



0 20 40
SCALE: 1"=40'-HORIZONTAL
SCALE: 1"=10'-VERTICAL

LEGEND	
	PROPERTY BOUNDARY
	EXISTING FENCE
	EXISTING CABLE/COMMUNICATION
	EXISTING POWER
	EXISTING SEWER LINE
	PROPOSED 4" PVC SEWER SERVICE
	EXISTING WATER LINE
	PROPOSED 2" LATERAL WITH MANFOLD TO INDIVIDUAL 3/4" METERS
	PROPOSED STORM LINE
	EXISTING STORM LINE
	EXISTING IRRIGATION AS NOTED
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED MINOR CONTOUR (1.0')
	EXISTING MAJOR CONTOUR (5.0')
	PROPOSED MAJOR CONTOUR (2.5')

- NOTES**
- 1-CONTRACTOR TO MAINTAIN 18" OF VERTICAL CLEARANCE BETWEEN SEWER AND WATER
 - 2-WATERLINE INSIDE THE PROJECT IS PRIVATE. BOONAVISTA WATER WILL ONLY MAINTAIN METERS.
 - 3-SECONDARY WATER TO BE SUPPLIED BY PINEVIEW IRRIGATION.
 - 4-THE WATER LINE IN 2000 NORTH BEGINS AS AN 8" LINE IN HIGHWAY 89 AND TRANSITIONS TO A 6" SOMEWHERE TO THE EAST (PER BOONAVISTA WATER). IN ORDER TO SERVICE THE SUBDIVISION THIS LINE MUST BE AN 8" UP TO THE NEW SUBDIVISION CONNECTION. IF THE 8" TO 6" TRANSITION IS BEFORE THE NEW CONNECTION, THE CONTRACTOR WILL NEED TO REPLACE/UPSIZE THE EXISTING 6" LINE TO AN 8" UP TO THE CONNECTION.



DATE	REVISION	DESCRIPTION
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4/28/20	2	DATE: SEP 17, 2021
4/28/20	3	DATE: SEP 17, 2021
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PROJECT TITLE: THE COPPERWOODS AT HARRISVILLE
DRAWING TITLE: UTILITY PLAN
DATE: SEP 17, 2021
DRAWING NO.:

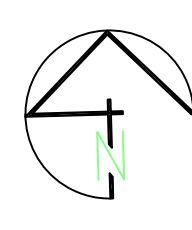
No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: CAD FILE: DRAWN: PROJECT NO.:

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REGISTERED PROFESSIONAL ENGINEER
NO. 36829
ALLIANCE CONSULTING ENGINEERS
MCKELPRANG
2022
STATE OF UTAH

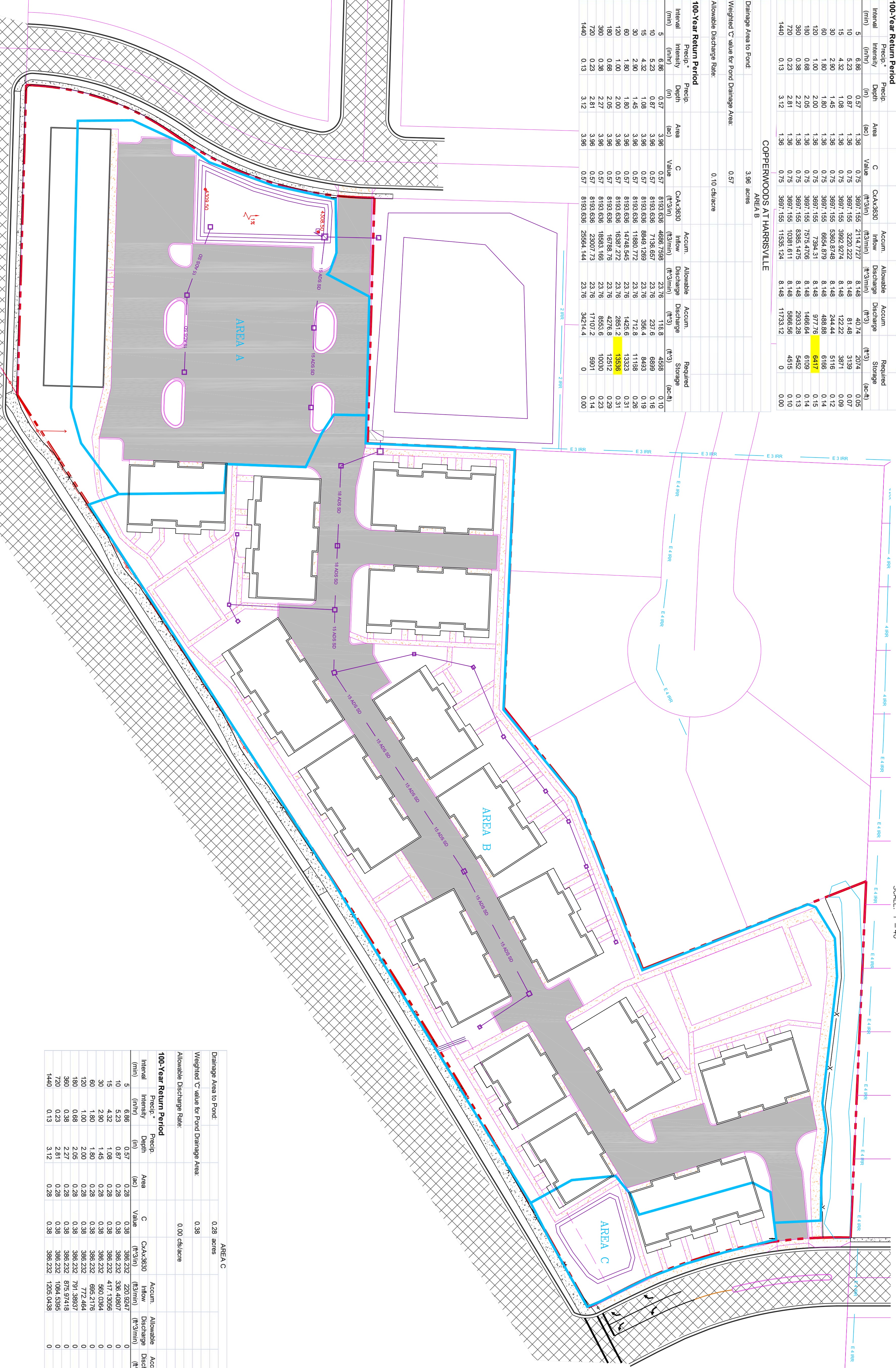
THE COPPERWOODS AT HARRISVILLE DRAINAGE CALCULATIONS



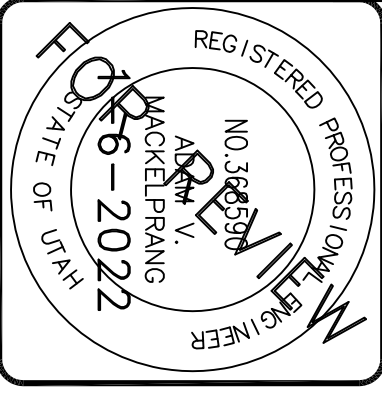
SCALE: 1" = 40'

COPPERWOODS AT HARRISVILLE									
AREA A									
Drainage Area to Pond:	1.36	acres							
Weighted "C" value for Pond Drainage Area:	0.75								
Allowable Discharge Rate:	0.10	cfs/acre							
100-Year Return Period									
Internal Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CAAX-3630 Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ac-ft)		
5	6.86	0.57	0.75	3697.155	2114.7727	8.148	40.74	2074	0.05
10	5.23	0.87	0.75	3697.155	3220.222	8.148	81.48	3139	0.07
15	4.32	1.08	0.75	3697.155	3992.9274	8.148	122.22	3871	0.09
30	2.90	1.45	0.75	3697.155	5360.8748	8.148	244.44	5116	0.12
60	1.80	1.80	0.75	3697.155	6654.879	8.148	488.88	6186	0.14
120	1.00	2.00	0.75	3697.155	7394.31	8.148	977.76	6417	0.15
180	0.68	2.05	0.75	3697.155	7575.4706	8.148	1466.64	6109	0.14
360	0.38	2.27	0.75	3697.155	8385.1475	8.148	2933.28	5452	0.13
720	0.23	2.81	0.75	3697.155	10381.611	8.148	5866.56	4515	0.10
1440	0.13	3.12	0.75	3697.155	11535.124	8.148	11733.12	0	0.00

COPPERWOODS AT HARRISVILLE									
AREA B									
Drainage Area to Pond:	3.96	acres							
Weighted "C" value for Pond Drainage Area:	0.57								
Allowable Discharge Rate:	0.10	cfs/acre							
100-Year Return Period									
Internal Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CAAX-3630 Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ac-ft)		
5	6.86	0.57	0.57	8193.638	4686.7598	23.76	118.8	4528	0.10
10	5.23	0.87	0.57	8193.638	7196.657	23.76	237.6	6899	0.16
15	4.32	1.08	0.57	8193.638	8849.1289	23.76	366.4	8493	0.28
30	2.90	1.45	0.57	8193.638	11980.772	23.76	712.8	11198	0.28
60	1.80	1.80	0.57	8193.638	14748.545	23.76	1425.6	13332	0.31
120	1.00	2.00	0.57	8193.638	16397.272	23.76	2851.2	13598	0.29
180	0.68	2.05	0.57	8193.638	16798.716	23.76	4276.8	12312	0.23
360	0.38	2.27	0.57	8193.638	18583.189	23.76	8553.6	10030	0.23
720	0.23	2.81	0.57	8193.638	23007.713	23.76	17107.2	5951	0.14
1440	0.13	3.12	0.57	8193.638	25964.144	23.76	34214.4	0	0.00



COPPERWOODS AT HARRISVILLE									
AREA C									
Drainage Area to Pond:	0.28	acres							
Weighted "C" value for Pond Drainage Area:	0.38								
Allowable Discharge Rate:	0.00	cfs/acre							
100-Year Return Period									
Internal Precip. Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CAAX-3630 Inflow (ft ³ /min)	Allowable Discharge (ft ³ /min)	Accum. Discharge (ft ³)	Required Storage (ac-ft)		
5	6.86	0.57	0.38	386.232	220.9247	0	221	336	0.01
10	5.23	0.87	0.38	386.232	338.40807	0	417	560	0.01
15	4.32	1.08	0.38	386.232	417.13056	0	560	695	0.02
30	2.90	1.45	0.38	386.232	560.0364	0	772	791	0.02
60	1.80	1.80	0.38	386.232	695.2176	0	791	876	0.02
120	1.00	2.00	0.38	386.232	791.38937	0	876	1085	0.02
180	0.68	2.05	0.38	386.232	875.97418	0	1085	1205	0.03
360	0.38	2.27	0.38	386.232	1084.5395	0	1205	0	0.03
720	0.23	2.81	0.38	386.232	1205.0438	0	0	0	0.03
1440	0.13	3.12	0.38	386.232	1205.0438	0	0	0	0.03



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliancelogan@yahoo.com

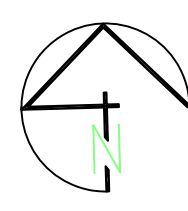
No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____
 CAD FILE: _____ PROJECT NO.: _____

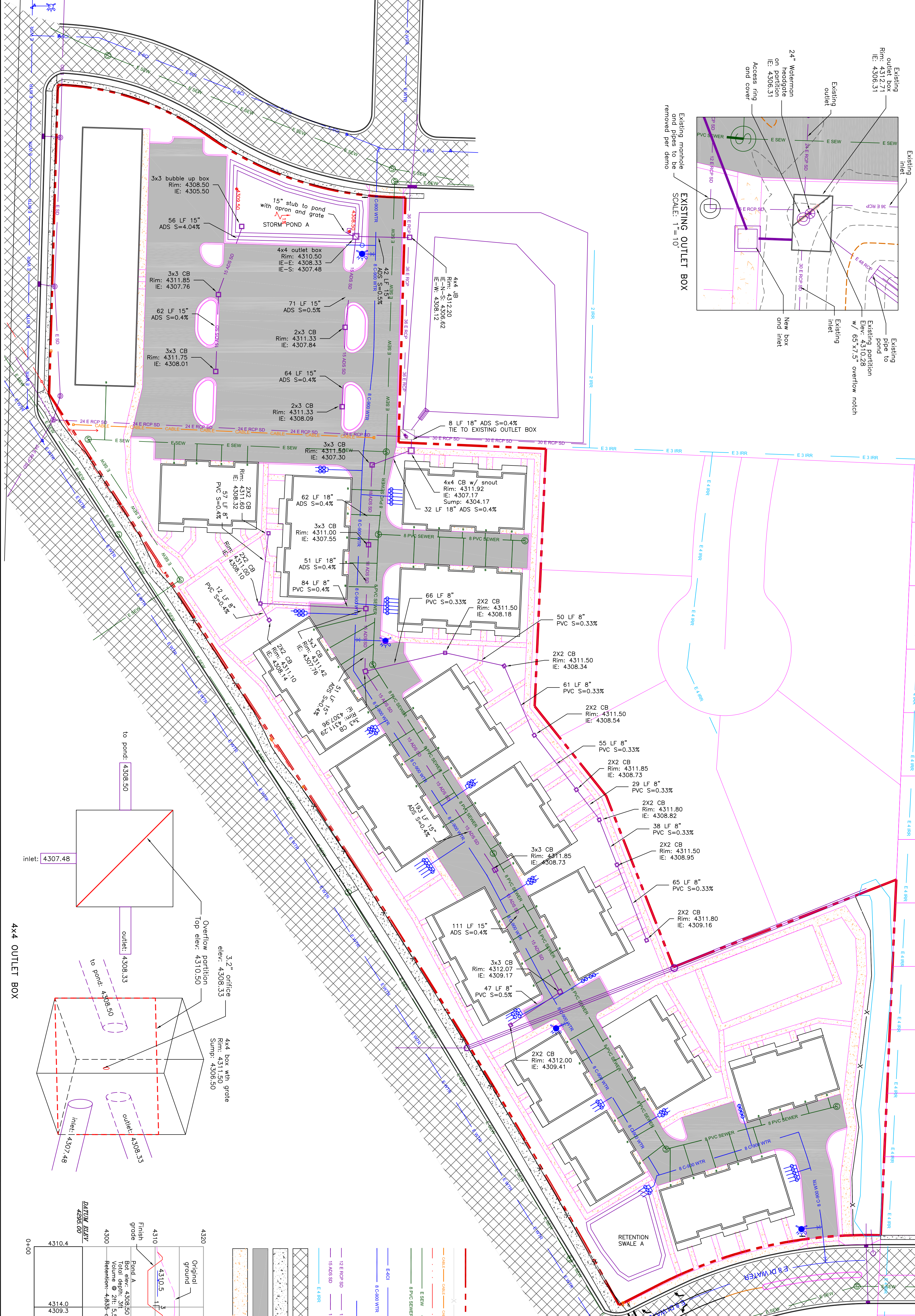
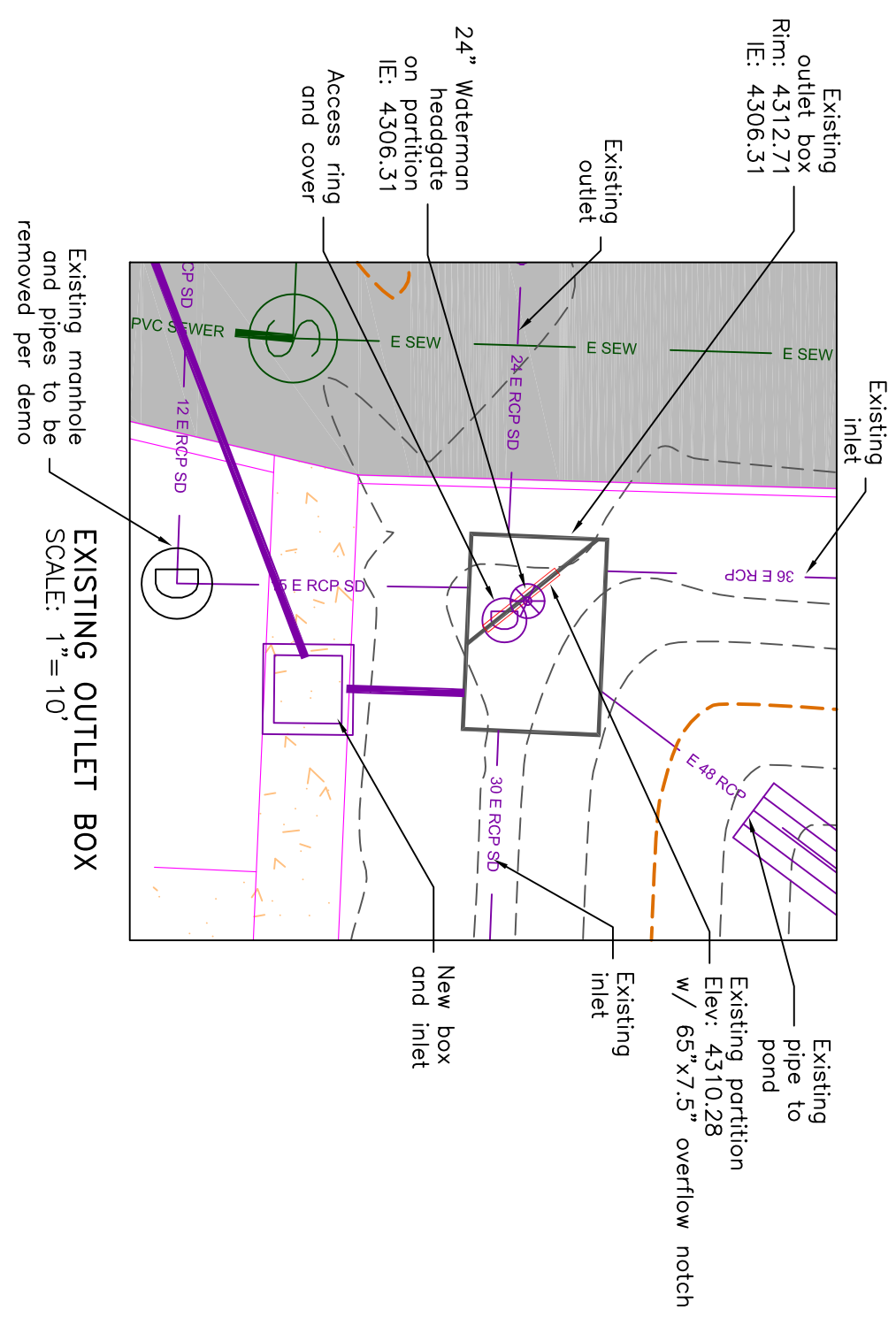
PROJECT TITLE: **THE COPPERWOODS AT HARRISVILLE**
 DRAWING TITLE: **DRAINAGE CALCULATION**

DATE: SEP 1, 2021
 DRAWING NO: 7

THE COPPERWOODS AT HARRISVILLE DRAINAGE PLAN

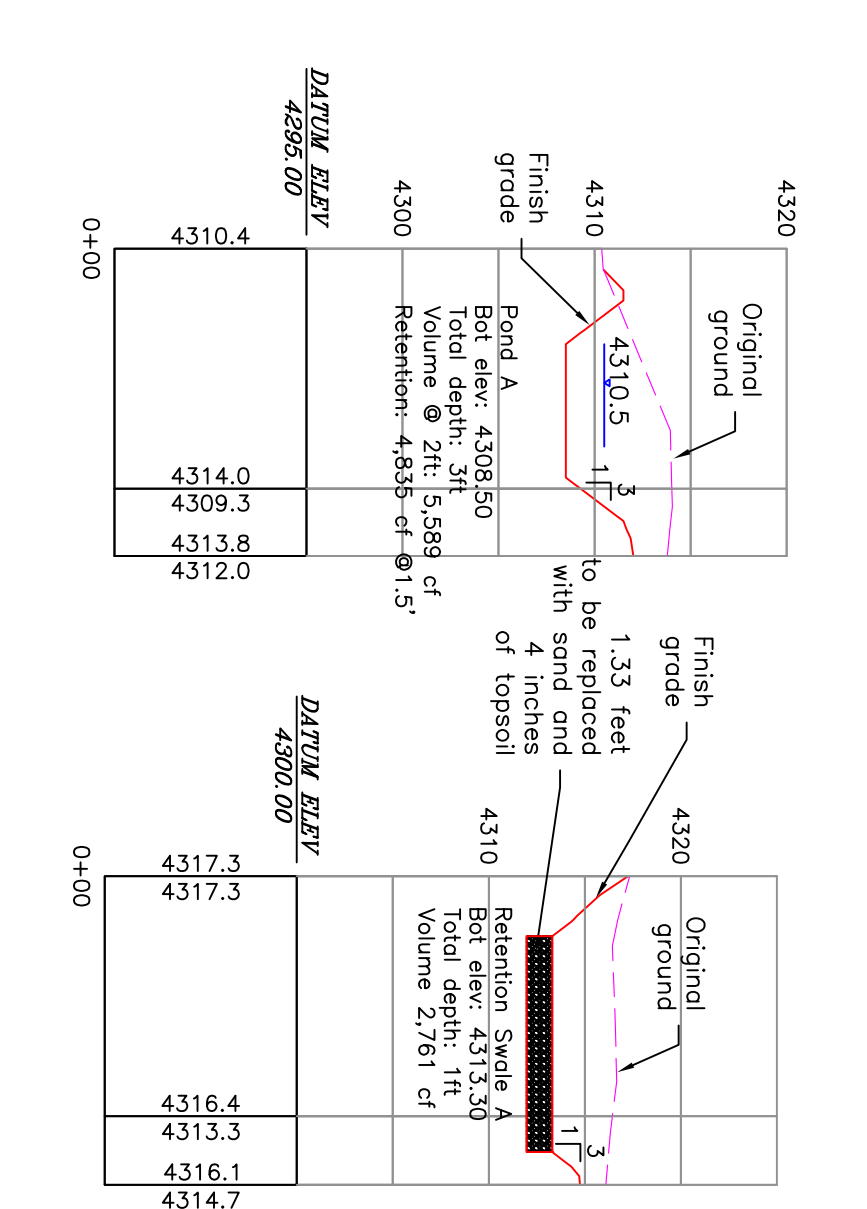
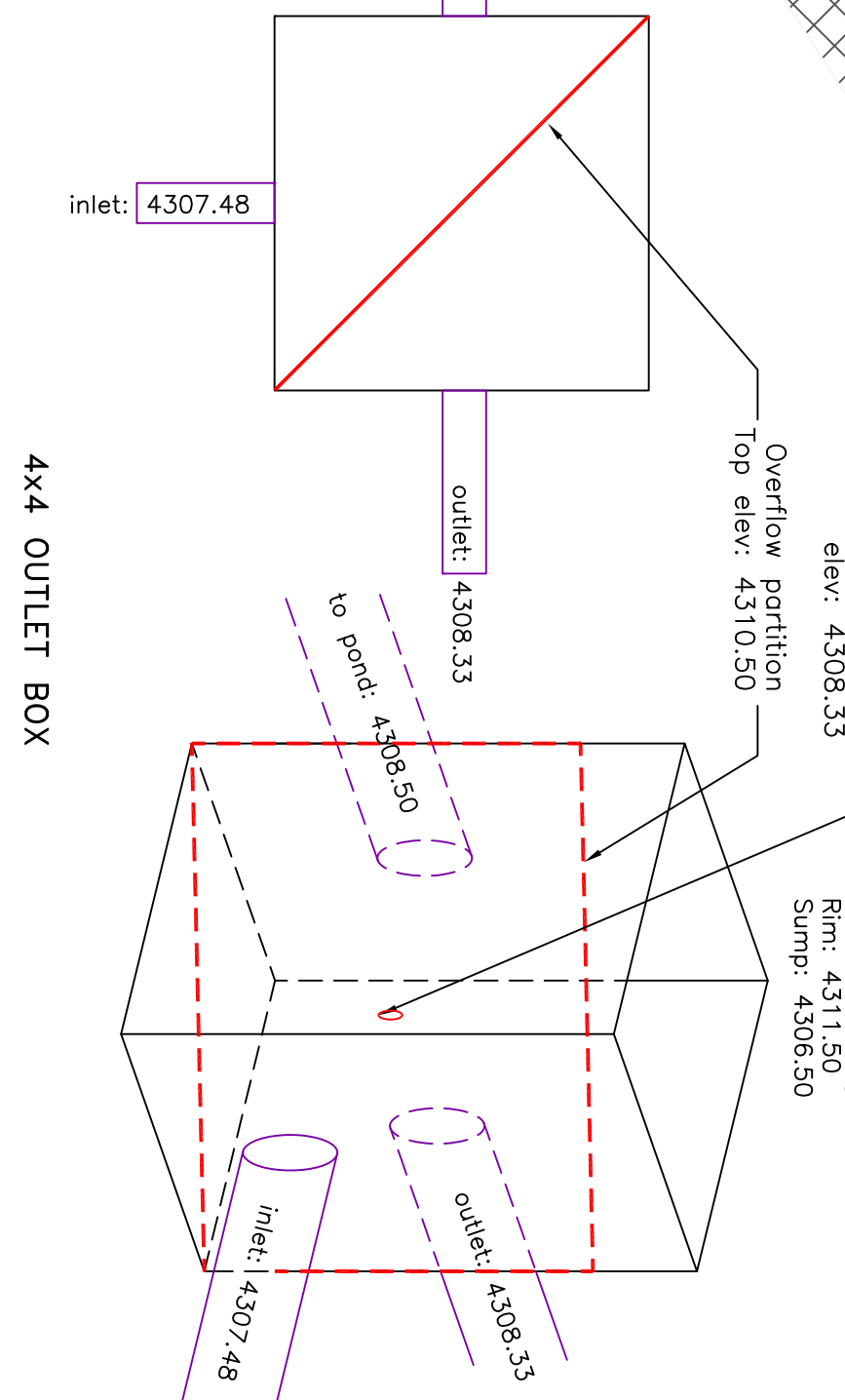


0 20 40
SCALE: 1" = 40'



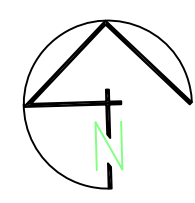
LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING CABLE/COMMUNICATION
- EXISTING POWER
- EXISTING SEWER LINE
- PROPOSED 4" PVC SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED 2" LATERAL WITH MANIFOLD TO INDIVIDUAL 3/4" METERS
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE

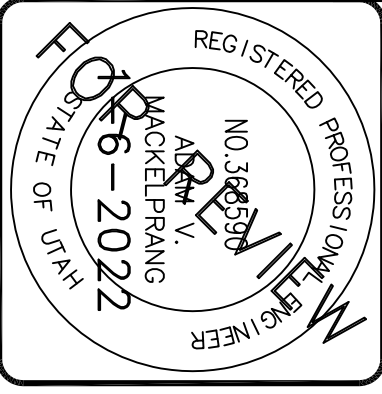


<p>PROJECT TITLE</p> <p style="text-align: center;">THE COPPERWOODS AT HARRISVILLE</p> <p>DRAWING TITLE</p> <p style="text-align: center;">DRAINAGE PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS/ SUBMISSIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>REVIEWED : _____</p> <p>CAD FILE : _____</p>	No.	REVISIONS/ SUBMISSIONS	DATE							<p>DATE : SEP 12 2021</p> <p>DRAWING NO. _____</p>	<div style="text-align: center;"> <p>ALLIANCE CONSULTING ENGINEERS</p> <p>150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321 (435)755-5121 alliancelogan@yahoo.com</p> </div> <div style="text-align: right;"> <p>REGISTERED PROFESSIONAL ENGINEER MACKEL PRANG NO. 36829 STATE OF UTAH 2022</p> </div>
No.	REVISIONS/ SUBMISSIONS	DATE										

THE COPPERWOODS AT HARRISVILLE GRADING PLAN



0 20 40
SCALE: 1"=40' HORIZONTAL



ACE ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

No.	REVISIONS/ SUBMISSIONS	DATE

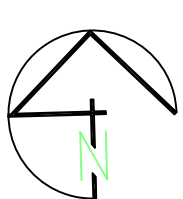
REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

PROJECT TITLE
**THE COPPERWOODS
AT HARRISVILLE**

DRAWING TITLE
GRADING PLAN

DATE : SEP 17, 2021
DRAWING NO.

THE COPPERWOODS AT HARRISVILLE



0 20 40
SCALE: 1" = 40'

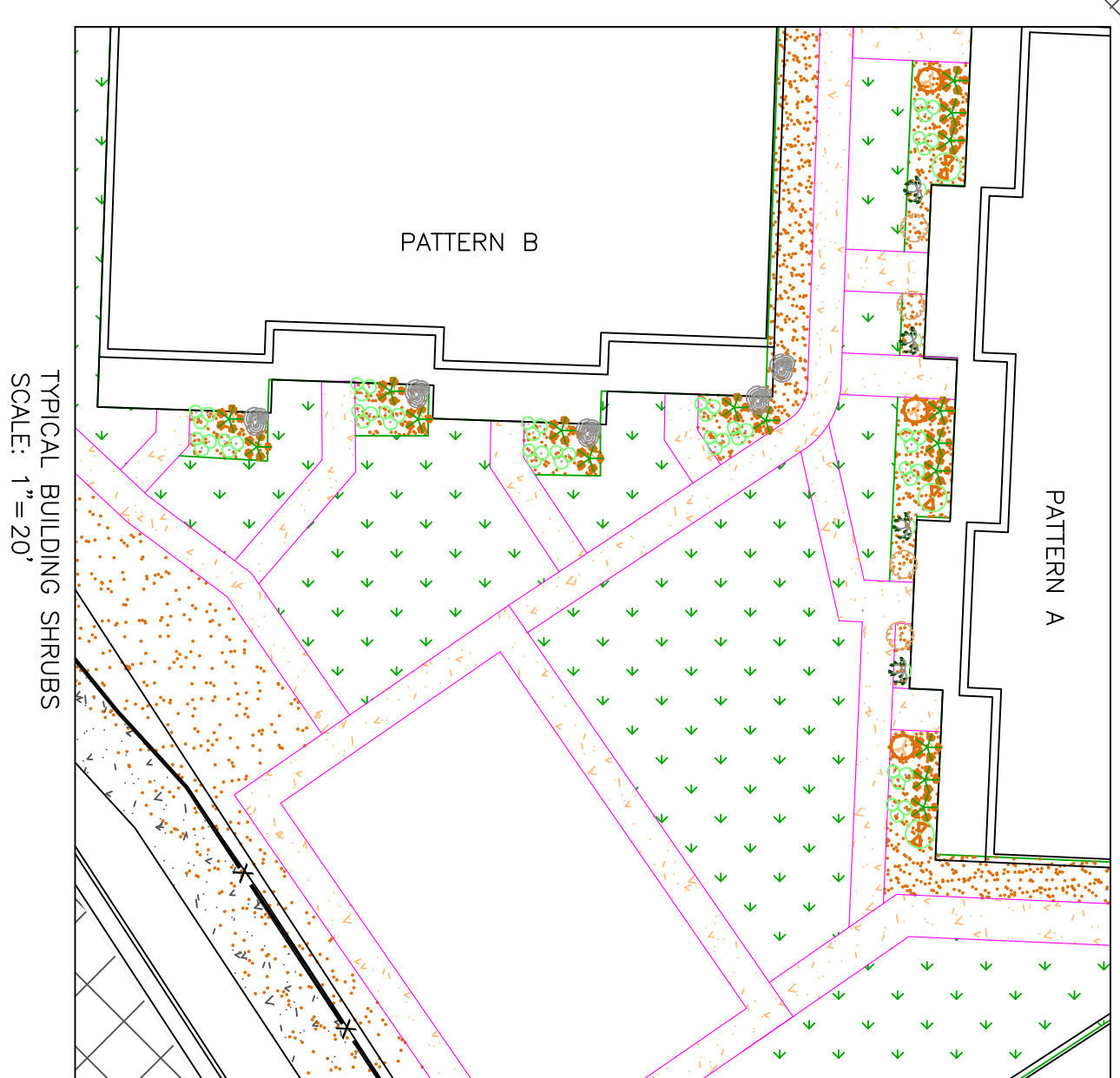
New 6' removable white vinyl privacy fence along ditch

8' wide 8" thick concrete



LEGEND

- TRI-COLOR BEECH TREE (8)
- MIMOSA TREE (12)
- NORTHERN RED OAK (5)
- JAPANESE MAPLE (8)
- TULIP TREE (5)
- CHITALPA (7)
- AMUR MAPLE (6)
- JAPANESE TREE LILAC (8)
- DIANA JAPANESE LARCH (5)
- JADE BUTTERFLY MAIDENHAIR TREE (15)
- FEATHER REED GRASS 'EL DORADO'
- LARGE BLUE FESCUE
- DAYLILY 'ADVANCED PARTY'
- DAYLILY 'GOING BANANAS'
- HOLLYHOCKS ALCEA ROSEA 'HALO BLUSH'
- BURNING BUSH
- HYDRANGEA 'OAK LEAF'
- COREOPSIS GRANDIFLORA 'YELLOW'
- BUTTERFLY WEED 'ORANGE'
- BALLON FLOWER 'BLUE'
- NEW GRASS (64,446 sf)
- NEW BARK/GRAVEL W/ WEED BARRIER



PROJECT TITLE
THE COPPERWOODS AT HARRISVILLE

DRAWING TITLE
LANDSCAPE PLAN

DATE : SEP 1, 2021
DRAWING NO. **10**

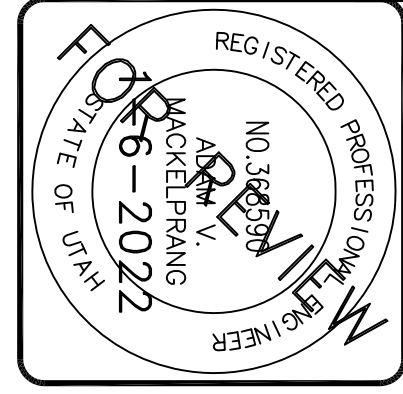
No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :



ACE ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com



\$ 153.75

Date / Time

2021-12-16

Full Name *

Andrew Christensen

Phone Number *

8018140240

Email Address *

andfirm@hotmail.com

Applicant's Address *

1066 North Wahlen Way

City *

Harrisville

State *

UT

Zip Code *

84404

Property Owner's Name *

Jean Christensen

Harrisville Property Address *

1066 N Wahlen Way

Present Zoning of Property

Select

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

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

We are going to operate a tax preparation business out of the home. Our clients will meet us there for that purpose. We will be using approximately 150 square feet of the home.

I hereby certify to the best of my knowledge that I have filled out the information on this application to the best of my knowledge and uploaded any required documents and will pay all fees in order to process my application with Harrisville City. I understand incomplete applications will be returned unprocessed. I also understand that the filing fee is non-refundable and that by filling out this application, I am not guaranteed approval from Planning Commission.

Applicant's Signature

[Clear](#) [Undo](#)

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)

Lamar's Tax Time has my permission to operate in my home.
Jean Marie Christensen

[Clear](#) [Undo](#)

BUSINESSES INFORMATION

Company Name:

Tamara's Tax Time

Submit



from my iPhone

11.18.050 Basis For Issuance Of Conditional Use Permit

The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:
 - a. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts;
 - b. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
 - i. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street;
 - ii. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
 - iii. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
 - c. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties;
 - d. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses;
 - e. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and
 - f. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses.
2. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in;
3. That the proposed location does not have any unresolved actual or alleged violations of the municipal code.

4. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City.
5. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

HISTORY

Repealed & Reenacted by Ord. [372](#) on 7/14/2005

Amended by Ord. [441](#) on 9/27/2011

Pumps, filters, and other mechanical equipment used to operate the pool shall also comply with the minimum setback requirements.

- c. Access to the pool from other properties or the front yard of the dwelling is to be restricted by a minimum five foot tall fence which restricts passage of a human through the fence or a combination of building and fence that provides such access restriction.

9. **Home occupation.** A home occupation is the use of a portion of a single family dwelling, and/or accessory building, for a business, office, daycare, preschool, personal services such as hair care, common trade, or crafts. The following conditions shall be met in order to obtain a home occupation:

- a. Any home occupation with visiting clientele requires a conditional use permit.
- b. The employees at a home occupation site are limited to those who reside at the dwelling where the home occupation occurs with the exception of a preschool and deliveries.
- c. The dwelling is the primary residence and no more than twenty-five (25%) percent of the floor space of the dwelling is devoted solely to the home occupation, excepting daycare.
- d. There is no out door storage of any materials.
- e. There is no vehicle or trailer repair or body work of any kind and no parking or placement of vehicles which are being repaired.
- f. All work of the home occupation occurs in an enclosed structure.
- g. There is no wholesale or retail sales of products, actual product display or warehousing of product directly from the home or accessory building except those items that are created on the property or from a common trade or craft.
- h. No offensive noise, vibration, smoke, dust, odor, heat, or glare shall be produced and activities shall not include any activities which create a nuisance or hazard.
- i. The home occupation is limited to hours of operation between 7 a.m. and 10 p.m.
- j. Daycare is limited to a maximum of eight (8) children at anyone time who do not live in the dwelling between the hours of 6 a.m. and 10 p.m.
- k. Preschool in a residence that operates four (4) or less hours per day, per session, up to two (2) sessions per day, and teaches more than nine (9) children, but not more than fourteen (14) children, plus supervisory personnel. The preschool area of the home shall also conform to the applicable standards of any building code.
- l. All home occupations shall comply with all acceptable State codes and licensing requirements as well as have a home occupation business license from Harrisville City.
- m. All home occupations shall comply with all health building and fire codes and regulations for the particular use on the property.
- n. No home occupation, specifically trades and crafts, shall interfere with the predominately residential purpose and uses of the residential zone where a home occupation is to be located.
- o. Notwithstanding the provisions of this section, the following are not considered home occupations requiring a permit or license:
 - i. Typical and occasional babysitting.
 - ii. Neighborhood yard care.
 - iii. Lemonade stands and similar stands operated by youth.

- iv. Newspaper, delivery, and other such services.
 - v. Occasional garage or yard sales not to exceed four (4) times per year, per residence.
10. Residential facility for persons with a disability. This provision is to avoid discrimination in housing against persons with disabilities as provided in state and federal fair housing acts. A residential facility for persons with a disability shall be permitted in any zone where a dwelling unit is a permitted use provided it is consistent with land use regulations of a single family residential dwelling and conforms with the following requirements:
- a. The dwelling is occupied on a 24-hour per day basis by persons with a disability in a family-type arrangement and under the 24-hour supervision of resident managers as required to maintain, monitor and serve those persons residing in the facility.
 - b. The facility is licensed by and conforms to all applicable standards and requirements of the Department of Human Services or the Department of Health and such license is presented to the city prior to occupancy of the facility.
 - c. No person with a history of violent behavior who constitutes a direct threat to the health or safety of other individuals or which result in substantial physical damage to the property of others shall be placed in a residential facility for persons with a disability.
 - d. Placement in a residential facility for persons with a disability shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
 - e. The facility shall meet all building, safety, and health ordinances applicable to similar dwellings.
 - f. residential facility for persons with a disability that occupies an existing dwelling must do so without structural or landscaping alternations that would change the structure's residential character and make it out of character in design with the other dwellings in the neighborhood.
 - g. New construction of a building for a residential facility for persons with a disability in a residential zone is required to meet the same land use regulations for single family dwellings regarding setbacks, height, building size, building design and materials, and parking coverage and location. The design shall have the appearance of a single family dwelling in order to not create a fundamental change in the character of the residential neighborhood.
 - h. A minimum of two off-street parking spaces shall be required per facility
 - i. No residential facility for persons with a disability which has more than four residents shall be established or maintained within 3/4 mile radius of another residential facility for the disabled or elderly.
 - j. The use granted and permitted by this subsection is non-transferrable and terminates if the structure is devoted to a use other than as a residential facility for persons with disability or if the structure fails to comply with the ordinances adopted under this subsection, the license or certification issued by the department of Human Services of the department of Health terminates or is revoked, or the facility fails to comply with the regulations of this provision.
 - k. These facilities must be licensed by the City Business License Department with the original license and any renewals thereof subject to the prior approval and inspection of the Weber County Health Department.

HARRISVILLE CITY
 BUSINESS LICENSE APPLICATION
 363 W. INDEPENDENCE BLVD
 HARRISVILLE, UTAH 84404
 (801) 782-4100 X 1002

DATE PAID: _____
RECEIPT NO. _____
CLASS: _____
AMOUNT: _____
REC. BY: _____

Application Date: <u>12-16-2021</u>	
Federal Tax ID #: <u>85-0903525</u>	State Sales Tax #: _____ State Contractor #: _____
Business Name: <u>TAMARA'S TAX TIME</u>	LICENCE CLASS: _____
Business Address: <u>1066 N WAHLEN WAY</u>	FEE SCHEDULE: _____
City: <u>HARRISVILLE</u> State: <u>UT</u> Zip Code: <u>84404</u>	Temporary (30) days or less? _____
Business Phone: <u>801-814-0240</u>	Is this a Home Occupation? _____
Business Owner: <u>ANDREW CHRISTENSEN</u>	Beer License: Must also complete separate application.
Address of Owner: <u>1066 N WAHLEN WAY</u>	Beer License Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No
City: <u>HARRISVILLE</u> State: <u>UT</u> Zip Code: <u>84404</u>	Home Businesses may not be permitted to have visiting clientele.
Home Phone: _____	Temporary Business licenses are only valid for 31 days or less.
Owner Date of Birth: <u>MAY 25, 1955</u>	Sexually Oriented Businesses must also comply with MSMC Chapter 5.82.
Owner Driver's License #: <u>2103016</u> State: <u>UT</u>	Office Use Only:
Property Owner: <u>JEAN GLINES CHRISTENSEN</u>	<input type="checkbox"/> New Business <input type="checkbox"/> New Owner <input checked="" type="checkbox"/> New Location <input type="checkbox"/> Re-application
Property Owner Address <u>1066 N WAHLEN WAY</u>	Number of Employees in Business: _____ Date Commencing: _____
City: <u>HARRISVILLE</u> State: <u>UT</u> Zip Code: <u>84404</u>	Building Square Footage: _____ Building Frontage: _____ Emergency Contact Name: _____
Special Restrictions: _____	Organization type: <input checked="" type="checkbox"/> Corporation/LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Proprietorship/DBA Emergency Contact Number: _____
Manager's Name: <u>TAMARA MINNOCK</u>	Manager Phone Number: _____
Address: <u>501 HARRISON BLVD</u> City/State/Zip: <u>OGDEN 84404</u>	Description of Business: <u>TAX PREPARATION</u>
<p>This is an application for a business license. Actual license will issue only when zoning requirements have been met, and ALL inspections are completed and approved. Issuance does not guarantee compliance with zoning and other local ordinances. All information must be accurately completed or the issuance may be delayed and criminal penalties may apply. Issuance of a business license does not relieve applicant or property owner from responsibility to comply with applicable regulations.</p>	
<p>I/ We, <u>TAMARA'S TAX TIME</u>, hereby agree to conduct business strictly in accordance with the Laws and Ordinances governing such business, and certify that the information provided in this application is true and correct.</p>	
Signature of Authorized Applicant: <u>[Signature]</u>	Date: <u>12-16-2021</u>
Office use only:	Planning: _____ Fire: _____ Building Insp: _____

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville Planning Commission

FROM: Matthew L. Robertson, P.E.
City Engineer

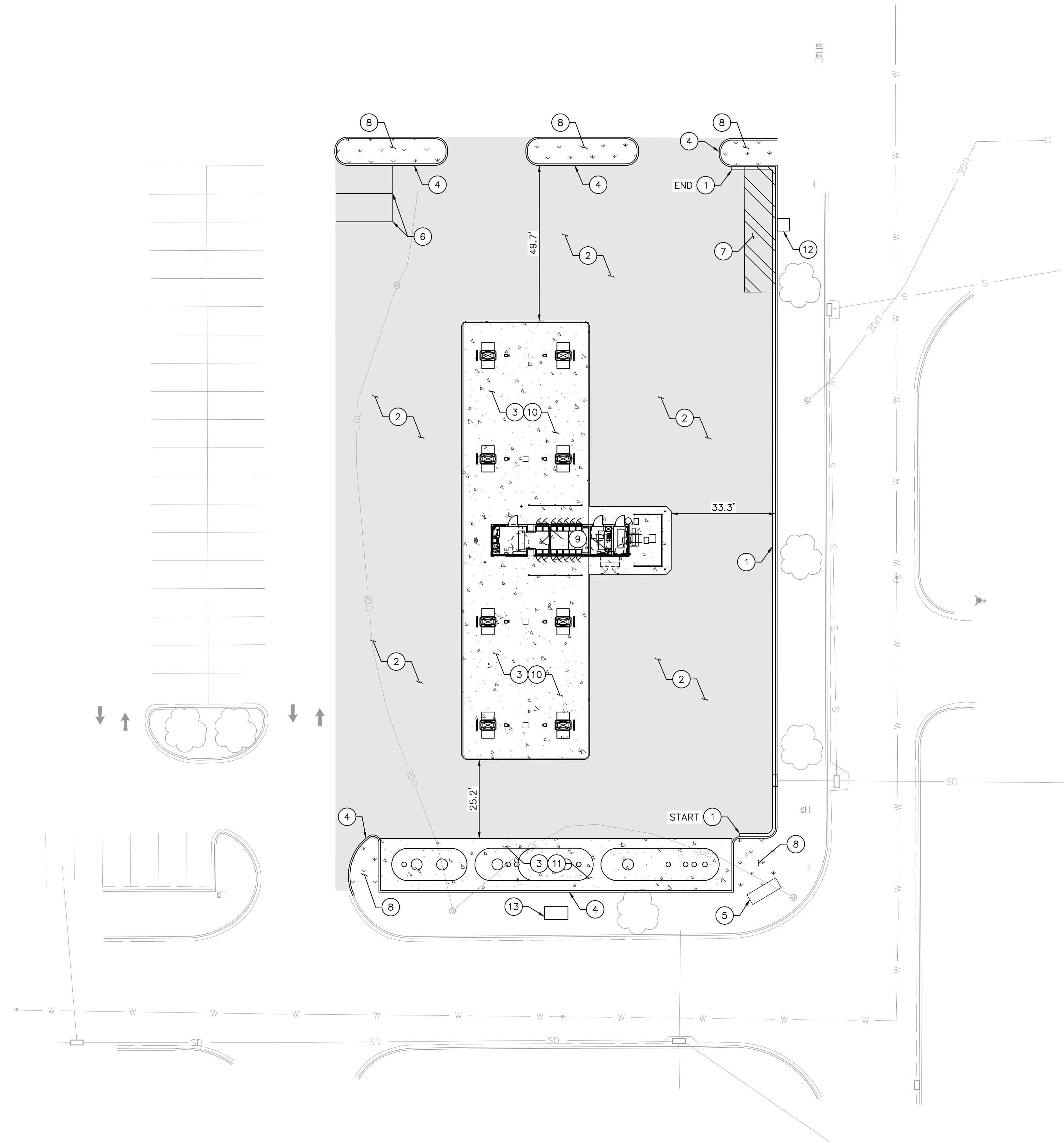
RE: **WALMART GAS STATION**
Preliminary Site Plan Review

Date: January 7, 2022

Our office has completed a review of the preliminary site plan of the proposed Walmart gas station. This gas station is proposed to be built in the southeast corner of the existing Walmart parking lot. We recommend preliminary approval of the site plan with the condition that the following items are addressed prior to final site plan approval:

1. On the grading plan it appears that a cross drain/waterway is necessary across the front of the concrete pad over the storage tanks to drain the runoff towards a catch basin.
2. All of the existing storm drain infrastructure is not shown and is in conflict of the proposed changes. See red-lines on the plan set. Show the catch basin and piping that will need to be removed as part of the project.
3. Provide elevation and slope information for new and existing storm drain infrastructure. Add a manhole at the junction of multiple storm drain pipes.
4. Provide details of the oil/water separator that is being proposed.

Please reference the comments on the review set of civil plans in addition to the comments made above. Please let me know if you have any questions.



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	ASPHALT PAVING
	LANDSCAPING
	CONCRETE PAVEMENT
	TRUNCATED DOMES

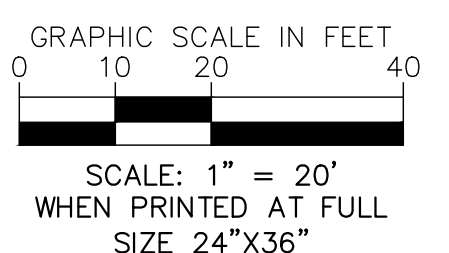
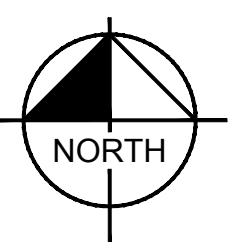
CONSTRUCTION NOTES

- ① PROPOSED CURB AND GUTTER.
- ② PROPOSED ASPHALT PAVEMENT.
- ③ PROPOSED CONCRETE PAVEMENT.
- ④ PROPOSED CONCRETE CURB.
- ⑤ PROPOSED PYLON SIGN.
- ⑥ PROPOSED REGULAR PARKING.
- ⑦ STRIPE WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
- ⑧ PROPOSED LANDSCAPING.
- ⑨ PROPOSED 440 KIOSK.
- ⑩ PROPOSED CANOPY.
- ⑪ PROPOSED UNDERGROUND GAS TANKS. ONE 20,000 GAL UNL, ONE 20,000 GAL SPLIT (12,000 UNL/8,000 PRM), AND ONE 10,000 GAL DSL. (TANK PAD IS SMALLER IN SIZE THAN WHAT IS SHOWN)
- ⑫ PROPOSED AIR AND WATER PEDESTAL.
- ⑬ PROPOSED VAPOR RECOVERY LOCATION/PAD.

WALMART FUEL STATION - STORE #2921

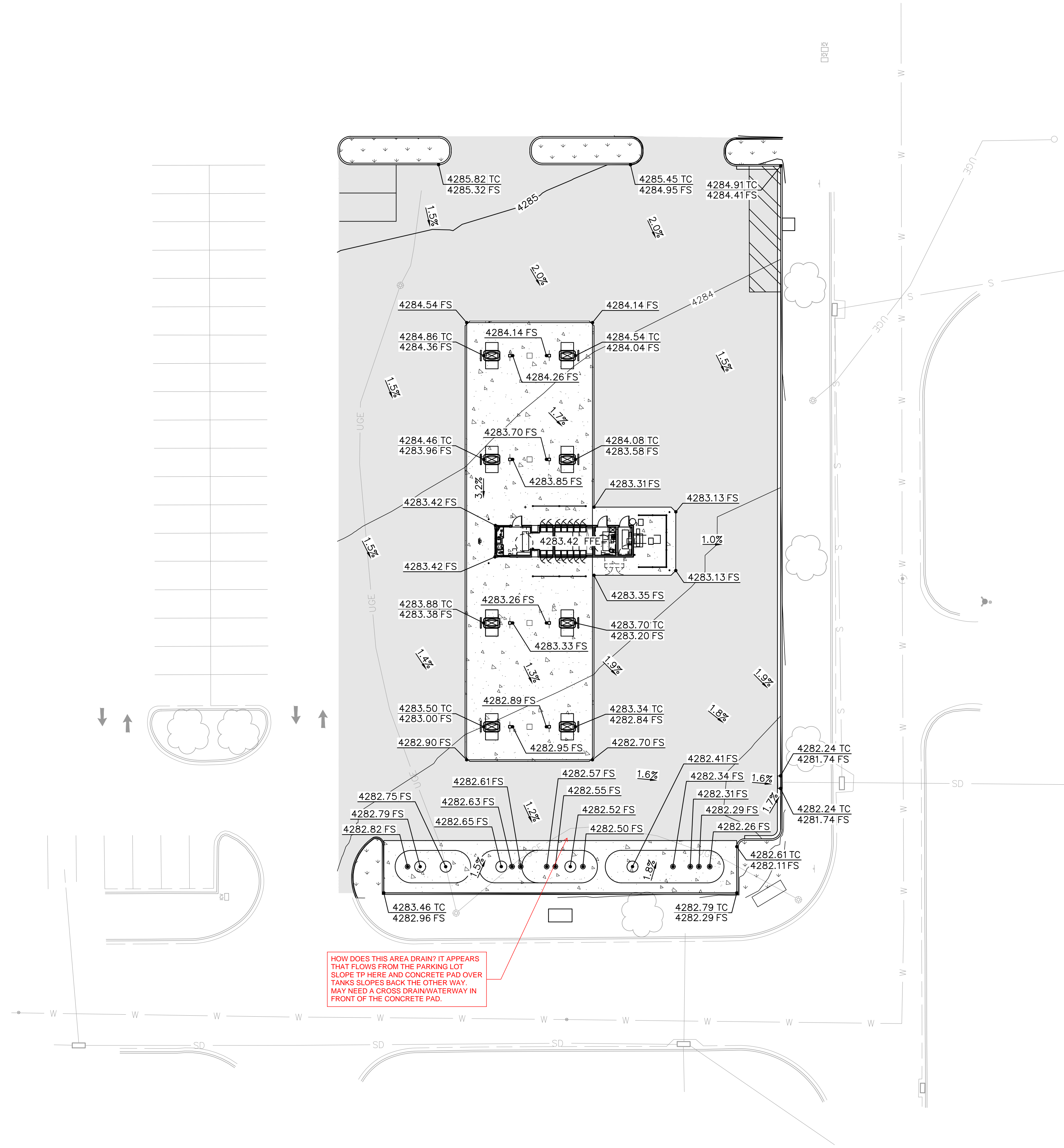
534 N HARRISVILLE ROAD, HARRISVILLE, UT 84404

DESIGN CIVIL SITE PLAN



Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92668
PHONE: 714-939-1030 FAX: 714-938-9488



HOW DOES THIS AREA DRAIN? IT APPEARS THAT FLOWS FROM THE PARKING LOT SLOPE UP HERE AND CONCRETE PAD OVER TANKS SLOPES BACK THE OTHER WAY. MAY NEED A CROSS DRAIN/WATERWAY IN FRONT OF THE CONCRETE PAD.

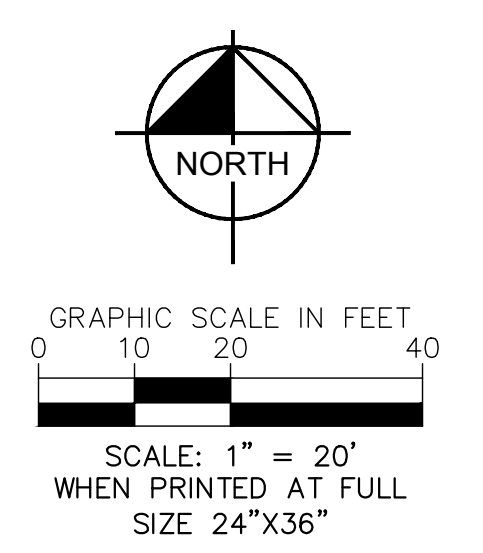
GRADING LEGEND

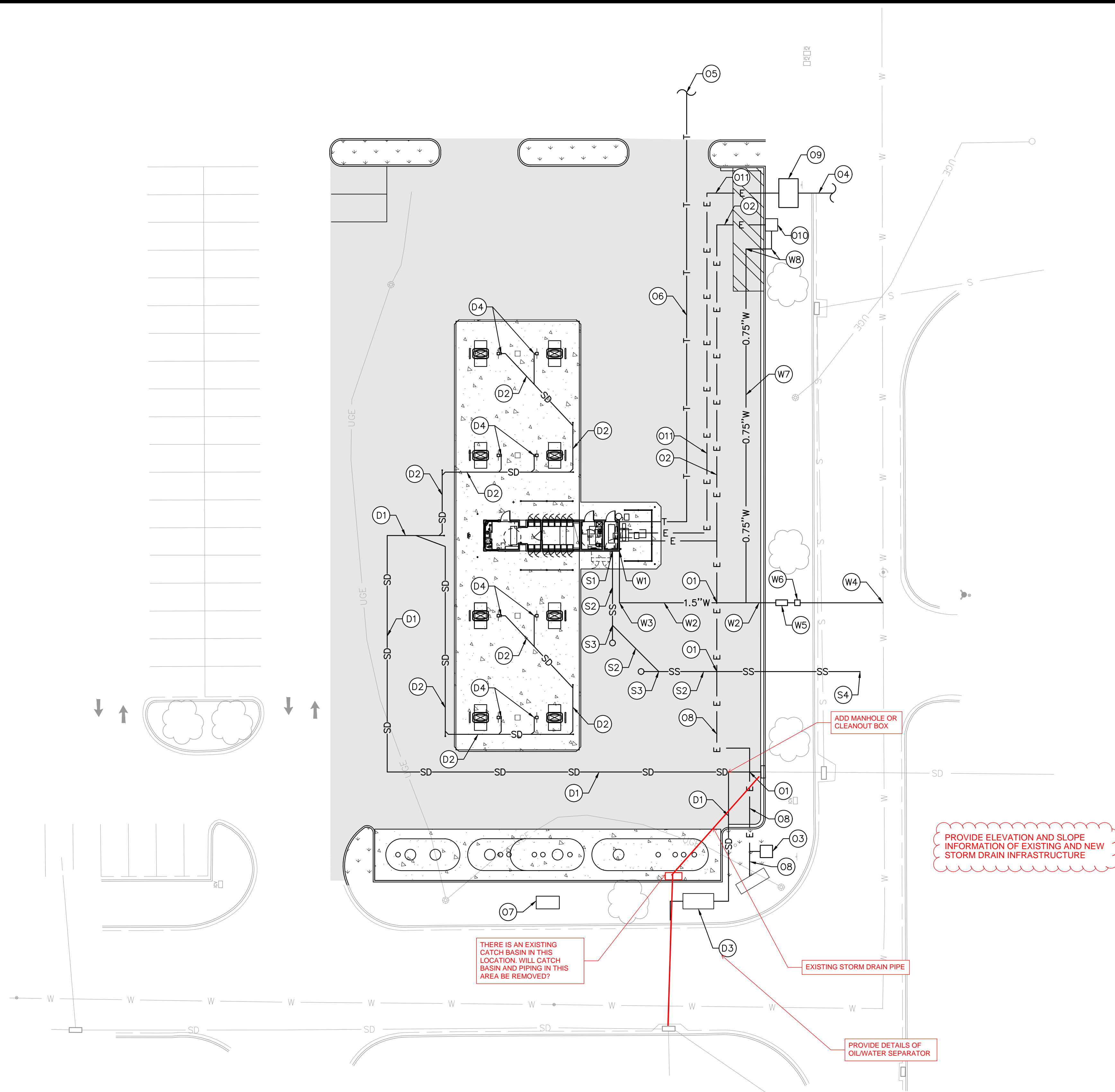
---	PROPERTY LINE
— 4283 —	PROPOSED CONTOUR
- - - 4283 - - -	EXISTING CONTOUR
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE
LIP	LIP OF GUTTER
TC	TOP OF CURB
FS	FINISH SURFACE
(4283.50 TC) (4283.00 FS)	EXISTING GRADE
4283.50 TC 4283.00 FS	PROPOSED GRADE
[Pattern]	ASPHALT PAVING
[Pattern]	LANDSCAPING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	1" MILL AND OVERLAY
[Pattern]	TRUNCATED DOMES
X.X%	PROPOSED SLOPE

PROJECT TEAM

DEVELOPER/OWNER WAL-MART STORES INC. 2001 SE 10TH STREET BENTONVILLE, AR 72716	CIVIL ENGINEER KIMLEY-HORN & ASSOCIATES C/O JACOB GLAZE, P.E. 1100 W TOWN AND COUNTRY RD, SUITE 700 ORANGE, CA 92868 (714) 705-1374
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WALMART FUEL STATION - STORE #2921
534 N HARRISVILLE ROAD, HARRISVILLE, UT 84404
DESIGN CIVIL GRADING PLAN





UTILITY LEGEND

---	PROPERTY LINE
- - - -	EASEMENT
SD	EXISTING STORM DRAIN LINE
T	PROPOSED TELECOMMUNICATION LINE (FIBER OPTIC CABLE)
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY LINE
E E	PROPOSED ELECTRIC LINE
SD	PROPOSED STORM DRAIN LINE

SEWER

- (S1) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO MEP PLANS FOR CONTINUATION.
- (S2) INSTALL 4" SDR-35 PVC SEWER LATERAL.
- (S3) INSTALL 4" SDR-35 PVC 45° BEND WITH DEAD END SANITARY SEWER CLEANOUT.
- (S4) POINT OF CONNECTION FOR SANITARY SEWER LINE.

STORM DRAIN

- (D1) PROPOSED 8" STORM DRAIN PIPE.
- (D2) PROPOSED 6" STORM DRAIN PIPE FOR ROOF DRAINAGE.
- (D3) PROPOSED OIL/WATER SEPARATOR.
- (D4) PROPOSED CONNECTION OF INTERNAL COLUMN DOWNSPOUTS TO STORM DRAIN PIPE.

DOMESTIC WATER

- (W1) 1.5" BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- (W2) INSTALL 1.5" SCHEDULE 40 DOMESTIC WATER PIPE.
- (W3) INSTALL 1.5" PVC SCHEDULE 40 90° BEND.
- (W4) POINT OF CONNECTION FOR WATER LINE.
- (W5) INSTALL 1.5" DOMESTIC BACKFLOW IN CAGE. GENERAL CONTRACTOR SHALL RECEIVE BACKFLOW APPROVAL FROM WATER PURVEYOR PRIOR TO ORDERING OF BACKFLOW.
- (W6) PROPOSED 1.5" WATER METER COORDINATE INSTALL WITH LOCAL PURVEYOR.
- (W7) INSTALL .75" SCHEDULE 40 DOMESTIC WATER PIPE.
- (WB) INSTALL .75" SCHEDULE 40 90° BEND.

OTHER UTILITY NOTES

- (O1) PROPOSED UTILITY CROSSING.
- (O2) 1" CONDUIT TO AIR/WATER STATION.
- (O3) PROPOSED SITE LIGHTING/SIGNAGE CONDUIT.
- (O4) PROPOSED ELECTRIC CONDUIT TIE INTO EXISTING SERVICE.
- (O5) PROPOSED FIBER OPTIC CONDUIT BORE TO EXISTING SUPER CENTER.
- (O6) PROPOSED FIBER OPTIC CONDUIT 3" DIRECTIONAL BORE OR APPROVED EQUAL WITH PULL BOXES EVERY 300' TO EXISTING WALMART SUPERCENTER FROM KIOSK.
- (O7) VAPOR RECOVERY PAD/LOCATION.
- (O8) SITE SIGNAGE ELECTRICAL TECH.
- (O9) PROPOSED TRANSFORMER.
- (O10) PROPOSED AIR AND WATER PEDESTAL.
- (O11) CONDUIT FOR 400 AMP ELECTRIC SERVICE. REFER TO UTILITY COMPANY PLAN/REQUIREMENTS FOR MORE INFORMATION.

THERE IS AN EXISTING CATCH BASIN IN THIS LOCATION. WILL CATCH BASIN AND PIPING IN THIS AREA BE REMOVED?

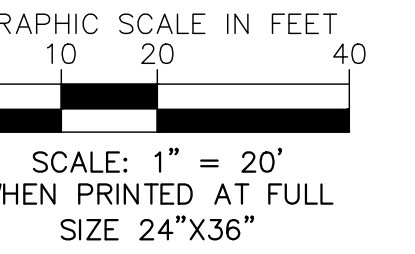
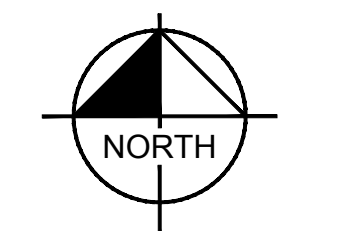
EXISTING STORM DRAIN PIPE

PROVIDE DETAILS OF OIL/WATER SEPARATOR

PROVIDE ELEVATION AND SLOPE INFORMATION OF EXISTING AND NEW STORM DRAIN INFRASTRUCTURE

ADD MANHOLE OR CLEANOUT BOX

WALMART FUEL STATION - STORE #2921
534 N HARRISVILLE ROAD, HARRISVILLE, UT 84404
DESIGN CIVIL UTILITY PLAN





Site Plan Requirements

Site Plan Application

Date / Time

12/16/2021

Developer's Full Name

WALMART REAL ESTATE BUSINESS TRUST a Delaware Statutory Trust

Email Address

Ryan.Alvarez@kimley-horn.com

City

BENTONVILLE

Zip Code

727128050

Parcel #

11-300-0001

Developer's Engineer

Ryan Alvarez

Engineer's Phone

7147866322

Please upload a digital copy of your engineered site plan. Signature

See attached: 2921 Harrisville, UT - Entitlement Package 11-23-21.pdf

See attached: WM Harrisville Design Civil.pdf

Type of Site Plan

New Site Plan

Phone Number

9014958714

Mailing Address

PO BOX 8050 MS 0555

State

AR

Title of Project

Wm Fuel Station Harrisville #2921

Approximate Address of Site

534 N Harrisville Rd, Harrisville UT, 84404

Contact Person

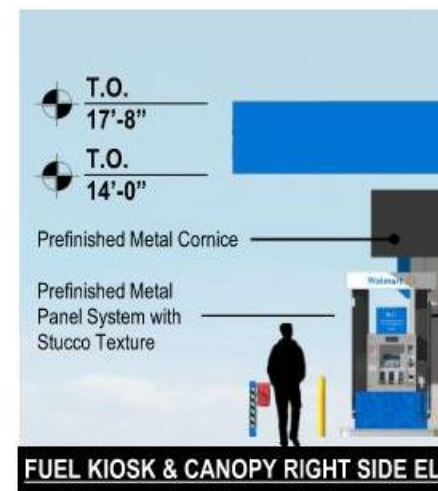
Ryan Alvarez

Engineer's Email Address

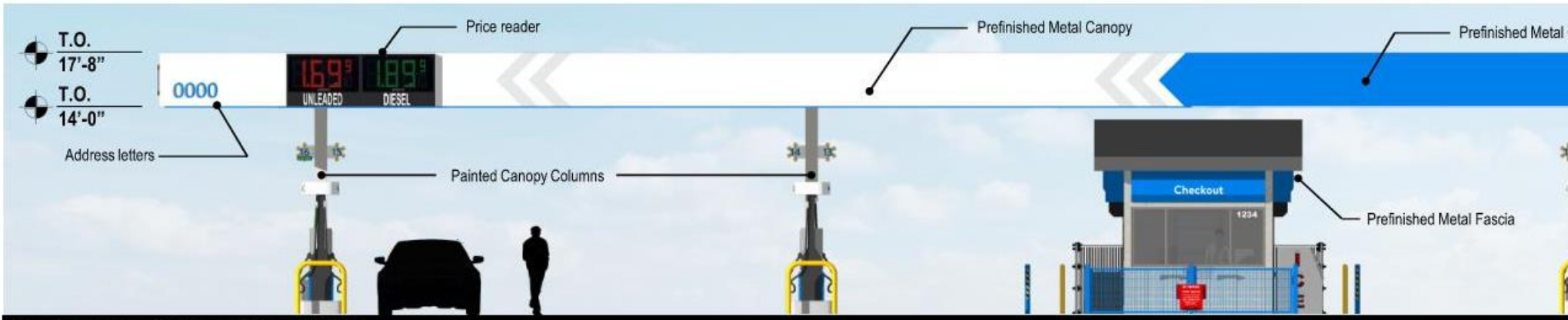
Ryan.Alvarez@kimley-horn.com



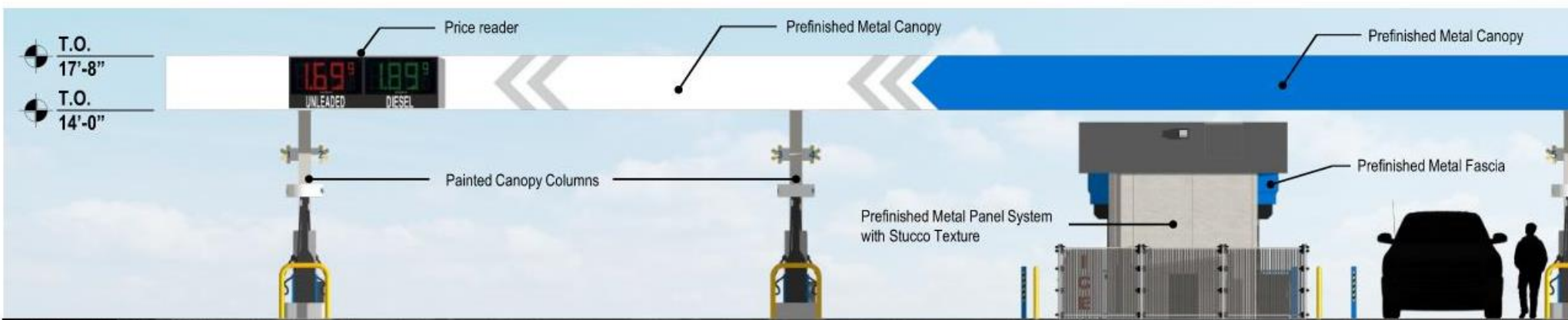
FUEL KIOSK & CANOPY LEFT SIDE ELEVATION



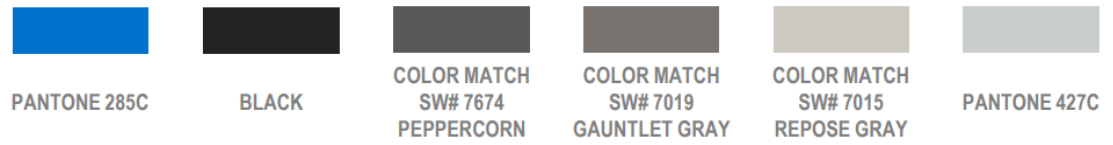
FUEL KIOSK & CANOPY RIGHT SIDE ELEVATION



FUEL KIOSK & CANOPY FRONT ELEVATION



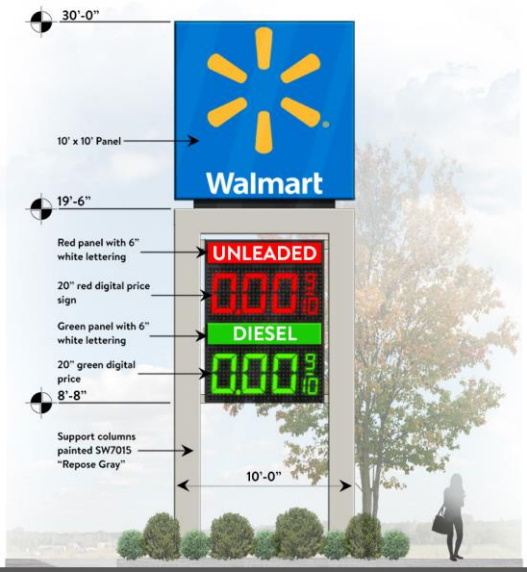
FUEL KIOSK & CANOPY BACK ELEVATION



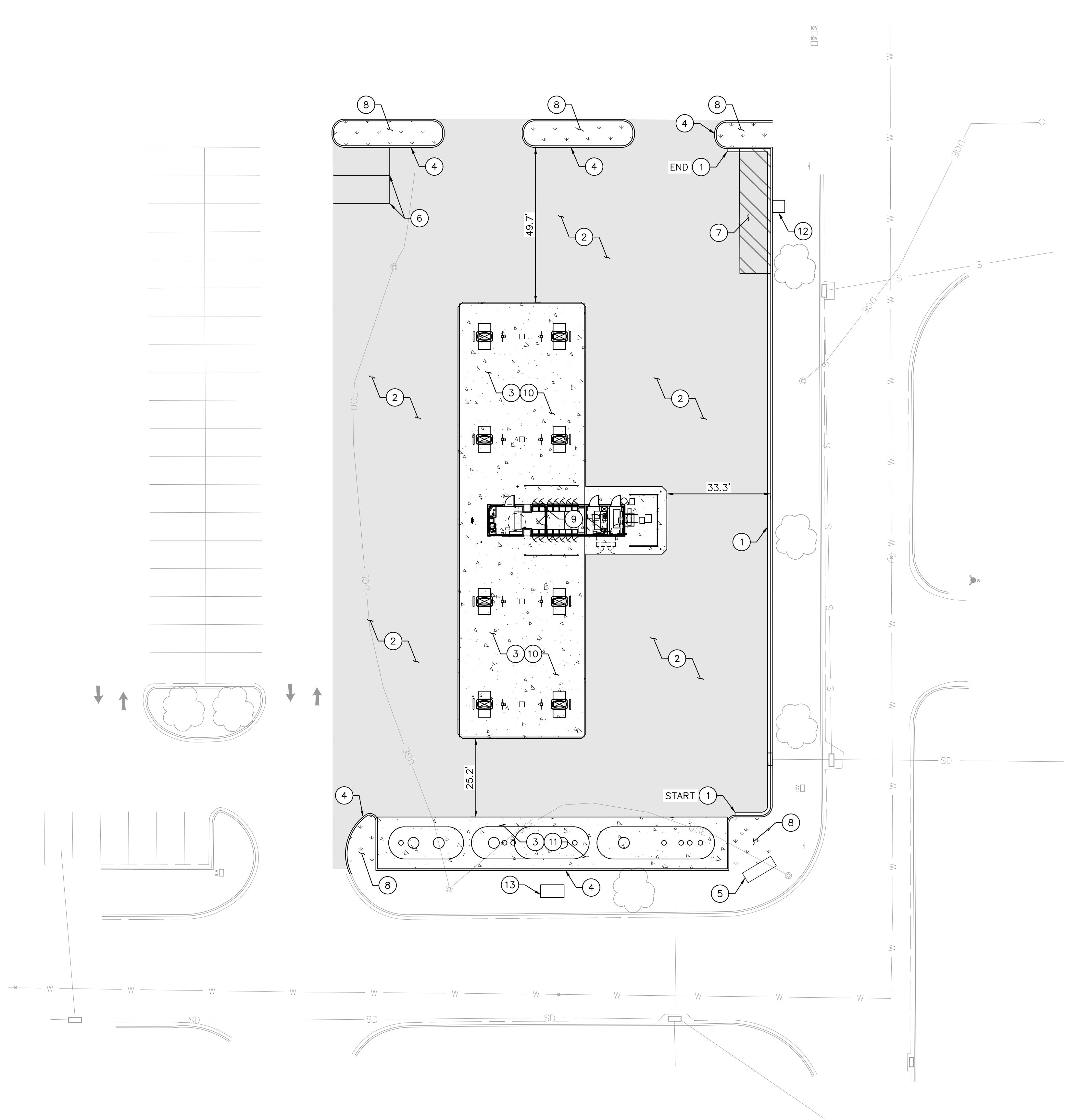


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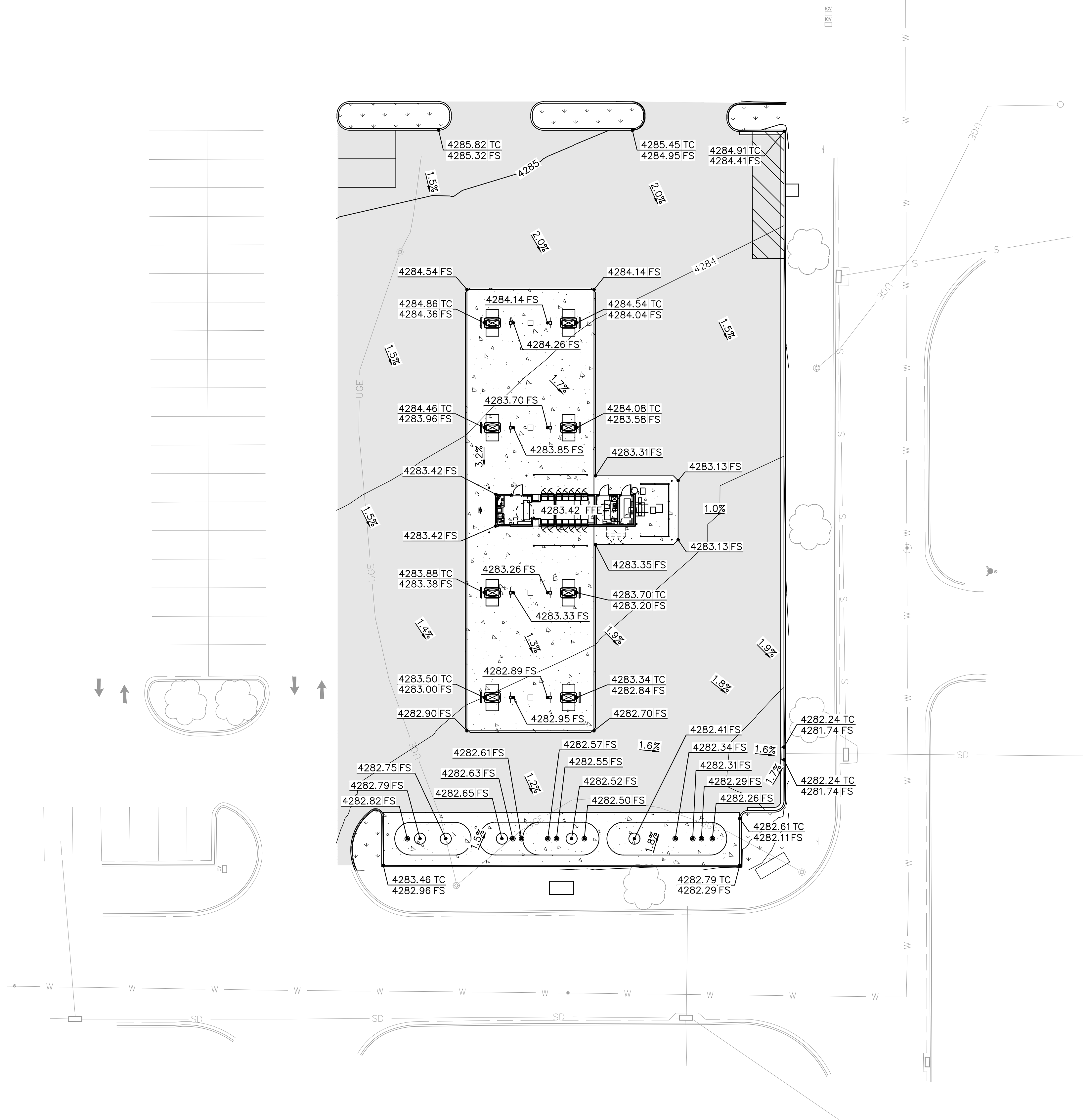
Existing Tenant Sign
(To Be Replaced)



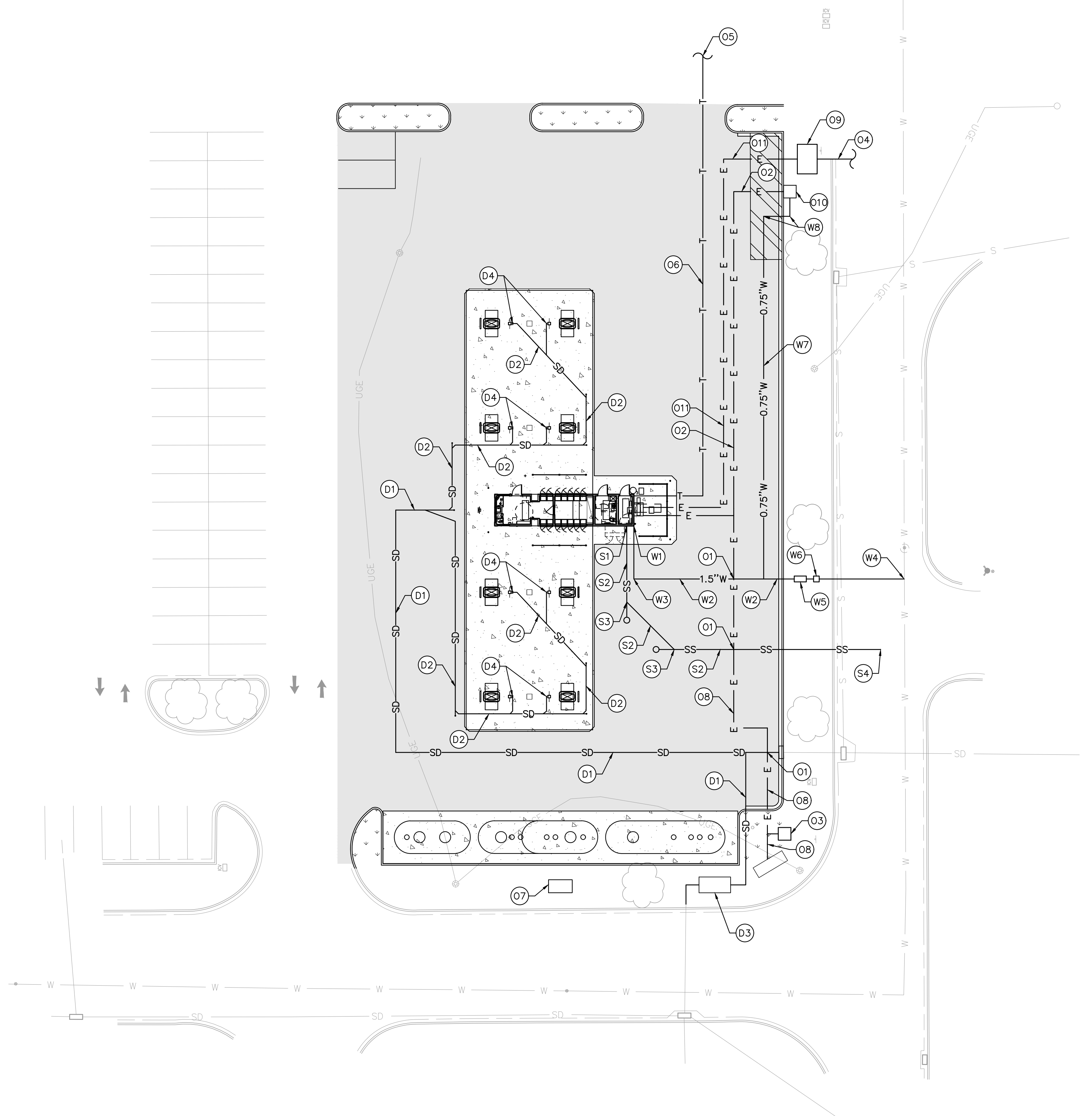
Proposed Sign



WALMART FUEL STATION - STORE #2921
 534 N HARRISVILLE ROAD, HARRISVILLE, UT 84404
 DESIGN CIVIL SITE PLAN



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WALMART FUEL STATION - STORE #2921
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DESIGN CIVIL UTILITY PLAN