

**Harrisville City Planning Commission
363 W. Independence Boulevard
7:00 p.m., March 10, 2021
Conducting: Chair Chad Holbrook**

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

Staff: Bill Morris (City Administrator)
Glen Gammell (Public Works)
Jennie Knight (City Administrator)
Ronda Kippen (Planning Consultant)

Visitors: In accordance with Utah Code 52-4-207 and Harrisville Resolution 20-05; in order to promote the health, safety, and welfare of the community, this public meeting was held electronically; therefore, no sign in was taken.

1. Call to Order.

Chair Holbrook called the meeting to order.

2. Consent Approval – of Planning Commission minutes from February 10, 2021.

MOTION: Commissioner Shakespeare motioned to approve the minutes of February 20, 2021 as presented. Commissioner Smith seconded the motion. Voting was unanimous.

3. Elect – Chairman and Vice Chairman for 2021.

Chairman Holbrook opened nominations for Chairman.

MOTION: Commissioner Averill motioned to suspend the regulations related to nominations and by acclimation continue with the current chair and vice chair. Commissioner Nelson seconded the motion. Voting was unanimous.

4. Public Hearing – The Planning Commission will take public comment on a zoning amendment from R-1-10 (Residential) to CP-2 (Commercial) for a property located at approximately 1033 N 375 E (Parcel #11-027-0082).

Chair Holbrook opened the public hearing to take public comment.

No public comments were offered.

Chair Holbrook declared the public hearing closed.

Later in the meeting Chair Holbrook recognized resident Teisha Janson for public comment. Teisha Janson said she thought they would be required to have a separate access for commercial coming into the residential neighborhood. They are concerned from the amount of traffic this will bring. She said there is a fence between the current restaurant and the residential zone.

5. Discussion/Action/Recommend – to recommend adoption of Harrisville Ordinance 520; 375 East Zoning Map Amendment.

Jeff Hales, who is the applicant, explained traffic will enter from Washington Blvd as access to the shop and move around the northside of the current building to the back. The photography studio will be on the

west side with only three or so cars there at any given time.

Commissioner Smith asked if they received UDOT approval for the access. Jeff Hales said there is already an access to the current shop and they have torn down the old garage and cleaned up the area to allow access all the way around. Some people are nervous to access off of Washington Blvd. The access was there long before he bought the building.

Bill Morris said the concerns regarding access will be discussed during the site plan review and process. From a zoning phase, this is consistent with the General Plan. There may be something in the code that prohibits a commercial access through to residential but this will come up in the site plan review. Jeff Hales said this is likely a little more car traffic. This will make a big difference to what they want to do for the photography studio. Bill Morris agreed the traffic on the photography studio would likely not bring in much more than a residential home. Chair Holbrook asked if there will be a landscaping plan. Jeff Hales said they will add things that will compliment the commercial area and match the existing residential. The landscaping plan will be included on the site plan.

MOTION: Commissioner Nelson motioned to recommend adoption of Harrisville Ordinance 520; 375 East Zoning Map Amendment. Commissioner Shakespeare seconded the motion. Voting was unanimous.

6. Work Session – a work session is to gather information and is not intended for public comment.

Bill Morris asked Ronda Kippen to give a follow up report and focus on the outstanding issues, one of which was whether or not the sewer was sized enough to handle this development. Ronda Kippen explained she is waiting on an overall report from the city engineer for the sewer study which will show the overall capacity with trunk lines. Central Weber Sewer District indicated they have the capacity in their ponds but they will have to look at where the trunk line would come into the current infrastructure and what the cost will be to the developer. Bill Morris further explained the city engineer is doing an analysis to determine whether the lines need to be address. Ronda Kippen said that is a huge breaking point for the applicant to know whether this is a financially feasible project.

Bill Morris asked if the applicant has submitted all of the mapping requirements to meet the Code. Ronda Kippen said as far as the site plan mapping, we have everything, but from an engineering and storm water stand point, we need the site plan approval to move forward to the next level. This comes down to cost versus to have the infrastructure design based on a conceptual design. They want to make sure the stie plan is certain before they invest more into the infrastructure. Bill Morris again asked if we have all the plan maps. Ronda Kippen said she does not have the storm water plan. She is ultimately looking for the sewer study, a complete geo tech report by the new standards, storm water study, phasing plan, proposed site standards, commercial renderings, new architectural residential standards, HOA plans, preservation and maintenance plans, storm water utilities, other utility structure, proposed residential and commercial, including parking dimensions and setbacks, open spaces, landscaping and buffering, parking and signage. There are a significant number of plans left but as far as site plans, those are complete.

Bill Morris asked if there are sufficient plans for the subzone approval at Planning Commission next meeting. Ronda Kippen said a possible conditional approval to give the developer time to provide additional material. Bill Morris outlined the code requirements in 11.11.030 of the Harrisville Municipal Code for Large Project Mixed-Use. He told the commissioner this is what they are looking for to proceed with this project. Then they can take the next step to engineer how the storm drain system will work. They can look to give a recommendation at the next meeting. One outstanding issue is the flood plain with various lots that may need to be deleted. Commissioner Averill said what he understands from the work committee is they are looking at building everything else but the flood plain units, but they want to move forward. Bill Morris said they will need approval from FEMA in the future. Otherwise, there was some concern with how the houses would look, and he asked if there was an update there. Ronda Kippen said they have gone under contract with a different builder and we now have different renderings. She thinks the commissioners will be pleased with the new selections. She has walked through these houses.

Bill Morris asked how long it will take for the commissioners to get the renderings. Ronda Kippen said she has them already and will send them out. Bill Morris informed Commissioners they should be ready to review the Master Development Agreement as well.

Commissioner Averill said the new concept plan includes lot sizes of a 4,000 sq ft minimum, which ended up with fewer homes. That has been a concern with buffering to the existing neighborhoods. Bill Morris pointed out that was a big negotiation with the legislative committee. He asked commissioners to pay attention to the housing designs, with new and exciting looks. Chair Holbrook asked if they have a shared theme. Ronda Kippen said they are planning to do that with the commercial element. They are getting with a designer to the commercial component with planning commission input and bring forward some themes; with consideration to what Harrisville would like. They feel this is very important for the city to set the tone, instead of coming forward with their own idea. They have options of Old Town, contemporary, etc.

Chair Holbrook asked Ronda Kippen to review the biggest changes for the commissioner who have not been involved with the work committee. Ronda Kippen reviewed the overall statistics which reduced the units from 722 to 651; there are 15 units in the flood plain area. Basically, they reduced the development significantly with units. They also increased the sizing of the smallest lots. Townhomes are in groups of four. They have listened to the public and decreased the density. They legislative body recommendations as well as the staff recommendations. They have all worked together to negotiate these standards.

Eric Langvardt reviewed the significant changes in the concept plan beginning with the smallest and largest lots, which have all increased in size. The reduction in the townhomes, which are a 4-minute walk to the town center, this is the core of the project, and allows the development to radiate out from this central core which includes the commercial and amphitheater. The density goes down as this moves out. They also moved the collector road away from the neighbors to the north and included a landscaped berm. This road connection is on Harrisville's Master Plan, but they pushed this away. There are no greater blocks of townhomes than five, four, and three. That allows for some additional green space between the town homes. The park and open space now connect the parks from north to south in the entire neighborhood. They redesigned the north west corner to buffer. The flood plain includes 15 lots, only if FEMA mapping eliminates the flood plain. They have designed around this area so the rest of the plan can function independently. There would not be any need for redesign.

The parking includes more than what is required in the code. The town center parking is in a great location with bends around the buildings and parking on the road to eliminate a parking lot. They are still working on the commercial architecture which should be outstanding. Chair Holbrook asked about the town homes on the main road coming in from Highway 89. Eric Langvardt responded those will be three story which creates an entry feeling to bracket the town center core. As they move away, the other town homes around the edge are two story, as the intensity drops, so does the height. There will not be driveways coming off the main road, to make this visually pleasing.

Chair Holbrook said with the housing under control are they able to focus in on the commercial. Bill Scott said they are looking at the condominium buildings which are adjacent to the commercial area. There are physically going to look like the town center. They want those to work in concert with each other. They are using the same architect to make this a continuous concept. The commercial buildings are not designed yet. Instead of presenting a rendering the commissioners may not like to start off with, they are looking at broader themes and then turn them into some renderings to come up with a final design that everyone likes. They are also looking at how Covid has affected the market. As far as restaurants go, they want to make sure they have enough outside space, sidewalk space or roof top dining, in case there is another pandemic and they cannot use their indoor space. They would like to show idea boards and get everyone's reaction. This will not look like the ordinary strip mall commercial.

Chair Holbrook asked if commissioners had any additional questions. Bill Morris said we have held the public hearing and have had multiple work session and now is the time for the overlay approval.

Commissioners can expect to see an ordinance with the MDA and exhibits included in the code.

Commissioner Averill said this has been a long time coming, with a lot of changes and questions. It is nice to get to step we can take. Bill Morris thanked the commissioners, legislator, and staff who have

been on the review committee and the applicant on the project. Chair Holbrook said we can look forward to continuing discussion and work towards a beautiful project.

7. Commission/Staff Follow-Up.

a. Annual Training.

Bill Morris informed commissioners we are required to do annual training on the Utah Public and Open Meetings Act. The auditors have provided a training and he invited all commissioners to complete this training and send their certificates to staff. Jennie Knight will resend the link to any commissioner who need to complete the training. Bill Morris thanked the commissioners for all of their hard work and effort.

8. Adjourn.

Chair Holbrook declared the meeting adjourned at 8:07p.m.

Jennie Knight
City Recorder

Chad Holbrook
Chair