



Harrisville City Planning Commission

Harrisville City Offices

Wednesday, June 14, 2023

Commissioners: Nathan Averill
Chad Holbrook
William Smith
Brenda Nelson

Staff: Jennie Knight (City Administrator)
Cynthia Benson (Deputy Recorder)
Justin Shinsel (Public Works Director)

Excused: Brad Elmer
Jordan Read

Visitors: Lisa Beed, Ken Beed, Mark Apuna, Nikki Apuna, Jaime Nunez, Nellie Nunez, Deven Pettit, Sean Wilkinson, Grover Wilhelmsen, Kevin Shakespeare, David Skeen, Debbie.

1. CALL TO ORDER

Vice-Chair Averill welcomed all in attendance and excused Commissioner Brad Elmer and Commissioner Jordan Read.

2. OATH OF OFFICE

This item was postponed until July 2023 meeting.

3. CONSENT APPROVAL – of Planning Commission minutes from May 10, 2023.

MOTION: Commissioner Holbrook motioned to approve Planning Commission minutes from May 10, 2023 as written. Commissioner Nelson seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
William Smith	Yes
Brenda Nelson	Yes

All voted in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to recommend approval for the proposed Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor commercial athletic facilities.

Mark Apuna, developer, presented to the commission a building concept to resemble the height and pitch of the building upon completion. He further explained the benefit of the structure to Harrisville in revenue, as a community event center, and recreational building.

Jennie Knight, City Administrator, updated the commissioner on the changes made to the ordinance based on the comments from last planning commission meeting. She added this ordinance could potentially benefit the commercial access of other parcels that front state roadways and have UDOT access permit requirements.

After discussion between the commissioners regarding public comments received, building overall height, intended use, accesses, and future potential use, Vice-Chair Averill called for a motion.

MOTION: Commissioner Holbrook motioned to recommend approval for the proposed Ordinance 540; amending CP-2 (Commercial) zone height requirements for indoor commercial athletic facilities. Commissioner Smith seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
William Smith	Yes
Brenda Nelson	Yes

All voted in the affirmative.

5. DISCUSSION/ACTION/RECOMMEND – to approve conditional use permit for Blu Pearl Aesthetics located at 2174 N 225 W.

Lisa Beed, owner and Master Esthetician, introduced her business along with access and parking for her clients. The business operation hours will be during the day by appointments with no evening cliental. The business will be contained to an interior room already existing in the home. Any products sold are completed by distributor privilege and shipped to clients' homes.

Jennie Knight added staff recommendation to motion subject to Harrisville City Municipal Code specifically HCMC §11.10.020 (9) – Home Occupation.

MOTION: Commissioner Nelson motioned to approve conditional use permit for Blu Pearl Aesthetics located at 2174 N 225 W subject to the Harrisville City Code. Commissioner Smith seconded the motion.

Nathan Averill	Yes
Chad Holbrook	Yes
William Smith	Yes
Brenda Nelson	Yes

All voted in the affirmative.

6. PUBLIC COMMENTS - (3 minute maximum)

No Public Comments

7. COMMISSION/STAFF FOLLOW-UP.

Jennie Knight began with Pleasant View City is holding a Land Use Training on June 27, 2023 at 6:30 PM. This will cover the required hours for the commissioners annual training. She handed out a formal invitation for the new Public Works building groundbreaking to be held on June 28, 2023 and a flyer for the Harrisville Senior 55+ Luncheon.

Commissioner Holbrook asked for an update on Ben Lomond Views. Jennie Knight replied the developer gave a presentation to the City Council requesting a Public Infrastructure District (PID) to help them obtain low interest rate financing to further the project.

8. ADJOURN.

Motion: Commissioner Smith motioned to adjourn. Commissioner Holbrook seconded.

Nathan Averill	Yes
Chad Holbrook	Yes
William Smith	Yes
Brenda Nelson	Yes

All voted in the affirmative.

Meeting adjourned at 8:02 PM.

Nathan Averill
Vice-Chair

Cynthia Benson
Deputy Recorder