



# HARRISVILLE CITY

363 W. Independence Blvd · Harrisville, Utah 84404 · 801-782-4100  
[www.cityofharrisville.com](http://www.cityofharrisville.com)

PLANNING  
COMMISSION:

Nathan Averill  
Chad Holbrook  
Jordan Read

## Harrisville City Planning Commission Harrisville City Offices Wednesday, August 14, 2024

### AGENDA

#### Zoom Meeting Link

Meeting ID: 824 6873 6901

Passcode: 152691

1. **CALL TO ORDER**
2. **OATH OF OFFICE**
3. **CONSENT APPROVAL** – of Planning Commission minutes from July 10, 2024.
4. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Plat Approval for Oak Hollow subdivision located at approximately 265 Larsen Lane. – Glade McCombs
5. **DISCUSSION/ACTION/RECOMMEND** – to grant proposed Conditional Use Permit #144 for Holistic Healing & Wellness Services and Coaching as a home occupation located at 608 West 2425 North. – Debra Valleen Day
6. **DISCUSSION/ACTION/RECOMMEND** – to grant proposed Conditional Use Permit #145 for Art Classes as a home occupation located at 2404 North 400 West. – Rebecca Strebel
7. **PUBLIC COMMENTS – (3 minute maximum)**
8. **COMMISSION/STAFF FOLLOW-UP**
9. **ADJOURN**

#### Certificate of Posting and Notice

I, Cynthia Benson, certify that I am the Deputy 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](http://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 Offices at 801-782-4100, x1004, at least three (3) business days prior to any meeting.



## Harrisville City Planning Commission Minutes

Harrisville City Offices

Wednesday, July 10, 2024 – 7 PM

**Commissioners:** Nathan Averill  
Chad Holbrook  
Jordan Read

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

**Visitors:** Jim Jimenez, Nolan Karras, Marvin Farrell, Katherine Berrett, Jed McCormick, Jim Flint, Genneva Blanchard, Sarah Carver, Arnold Tait, Michelle Tait, Brian Campbell, Angie Francom, Trevor Broughton, Patricia Refsdal.

### 1. CALL TO ORDER

Chair Averill welcomed all in attendance.

### 2. CONSENT APPROVAL – of Planning Commission minutes from June 12, 2024.

**MOTION: Commissioner Averill motioned to approve Planning Commission minutes from June 12, 2024 with corrections. Commissioner Read seconded the motion. The motion passed with all voting in the affirmative.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

### 3. DISCUSSION/ACTION/RECOMMEND – to grant preliminary plat approval for Gardner Grove Subdivision located at approximately 736 West Harrisville Road. – Entity X LLC

Jennie Knight, City Administrator, made the commission aware of a sudden loss to the HHI family and extended the City's condolences to them at this time. She continued by reviewing the engineer's memo comments pointing out the items which need to be addressed before final approval which are submittal of the plat to the Weber County Surveyor's Office for review, resolve all red-line comments provided on the preliminary plat, include the dimensions and locations of the public utility and drainage easements and any other required easements associated with the canal and irrigation ditches on the property. The proposed land swap with the Vasas family will need to be finalized and show the existing ponds and ditches and any wetland delineations on the plat. Also, if the proposed public street, "Lorriane Lane", isn't going to be constructed at this time, consider leaving it off the plat and adding it later with a subdivision amendment or new subdivision and provide lot addresses on the plat as provided.

Chair Averill asked what the size is of the parcel needing to be swapped. Justin Shinsel, Public Works Director, answered the lot is approximately 1,365 sq ft. Ms. Knight added the HHI team has been in communication with the Vases about this matter. What is presented tonight is the solution from those meetings. Chair Averill asked how many entrances there will be to this subdivision. Ms. Knight replied there will be two (2) entrances, one on 1750 North and one from Highway 89. He also asked if the ditch will be piped. Ms. Knight confirmed the intention is for the ditch to be piped. HHI will work with the ditch owners to complete this. Chair Averill asked if

the 1750 North angle alignment is the desired angle for city traffic flow and traffic flow for this subdivision. Ms. Knight answered in the affirmative. The city has been working with them for quite a while to obtain the desired angle shown.

Bryan Campbell from HHI Engineering department was asked to answer questions by the commission. Chair Averill asked if the second road is private or public right-of-way. Mr. Campbell answered the road would be public and dedicated to the city. They are working on the timing since they will need to escrow before dedicating the road. The timing of the parcels is not an issue, it is the recording of the plat. Once this is complete the road will be dedicated to the city. Chair Averill asked what the road widths will be. Mr. Campbell said at this time, the road width is a 60-foot right-of-way with an 80-foot width from Highway 89 to Lorrianne Lane. Lorrianne Lane will be a 60-foot right-of-way. This is in anticipation of the commercial and manufacturing traffic. They are working with the city engineer and planner to meet the city requirements. Chair Averill asked the intent with the existing ponds or wetlands present on the property. Mr. Campbell replied HHI plans to keep the wetlands and ponds as they are for now. If there are future changes, they would be small and minor. Chair Averill asked where HHI was in obtaining the UDOT access permit for the second access. Mr. Campbell said UDOT has already granted the permit for the second access. Mr. Campbell added with the construction on Highway 89, the city has run the calculations for the utilities. As long as HHI uses the connection to 1750 North they will have enough pressure for the water and sewer lines. They can also access the sewer at the corner of Lorrianne Lane if needed.

**MOTION: Commissioner Holbrook motioned to grant preliminary plat approval for Gardner Grove Subdivision located at approximately 736 West Harrisville Road subject to Engineer's Memo dated July 3, 2024, and any other staff or agency requirements. Chair Averill seconded the motion.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

**4. DISCUSSION/ACTION/RECOMMEND – to grant preliminary plat approval for Heavenly Roads Phase 1 located at approximately 2150 North 500 West – Jed McCormick**

Ms. Knight introduced the project location along with the current zoning of R-3 which is the grandfathered zoning for this property. There are a couple of discrepancies in the total acreage as outlined in the planner's memo. The Developer will need to review these parcels and make the necessary corrections to the calculations. The City Planner has requested the building setbacks and height requirements are compliant with the R-3 zone along with providing parking calculations for both tenant parking and visitor parking stalls as well as proposed locations for tenant amenities. Engineer's memo comments are submittal of the plat to the Weber County Surveyor's Office for review along with approval, resolve all redline comments, ensure that the private drives are wide enough and provide turning space for emergency vehicles, provide additional parking in the private area as required by the City to encourage parking within this area and not on the city street, include the dimensions and locations of the public utility and drainage easements, the existing detention basin be relocated and combined with the development's basin creating a single lot, and provide lot addresses on the plat as provided by our office.

Chair Averill mentioned his concern with one of the engineer's comments stating 425 West would need a cul-de-sac turnaround since it is a dead-end road. Mr. Shinsel said this notation does not affect this development and the length of this road meets current code requirements. This will be addressed in further reviews. Ms. Knight added the subdivision is setback in such a way to accommodate any future

development of 425 West. Mr. Shinsel added 2160 North is being completed as a consideration for the city if 425 West did need to connect at some future point.

Chair Averill asked if there were a lot of typos in the name of this subdivision. Ms. Knight asked the developer for clarification for subdivision spelling since the city staff noticed the spelling changes on the application and on the plat as well. Mr. McCormick said he was not certain of the correct spelling and will let the city know.

Commissioner Holbrook sought clarification on the open space to the East of 480 West. Ms. Knight confirmed this all would be common area and left open. Currently there are no amenities listed. This was a request made in the city planner's memo if the developer plans on putting them in.

Chair Averill asked Mr. McCormick if the front doors of the units were towards the common space or the driveways. Mr. McCormick replied with both depending on their locations. The road widths are wider than normal to give a more open feel thus the name. Mr. McCormick gave the commission a look at the proposed design of the townhomes for the development. Commissioner Holbrook asked the square footage of the individual townhome. Mr. McCormick replied they are around 1,600 sq ft with 3 bedrooms, 2 baths, and a 2-car garage each. Ms. Knight reminded the commissioners this is the first step of the approval process. The remaining steps will be completed with the Administrative Land Use Authority.

**MOTION: Commissioner Reed motioned to grant preliminary plat approval for Heavenly Roads Phase 1 located at approximately 2150 North 500 West subject to Engineer's Memo dated July 3, 2024, and City Planner Memo dated July 3, 2024, along with any other staff or agency requirements. Chair Averill seconded the motion.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

**5. DISCUSSION/ACTION/RECOMMEND – to grant preliminary/final site plan approval for Bailey V Business Condos commercial site plan located at approximately 2340 North Highway 89. – Bailey V**

Ms. Knight explained to the commissioners this is a reapplication due to the application having expired since the last approval two years ago. They have not changed anything and have received permitting approvals through UDOT. She continued by introducing the project location to be 2350 North Highway 89. They are proposing a series of business condos with access off Highway 89. Originally, they were working with the developer to the north where the bar burnt down. They are asking for reapproval of the concept they presented before thus the reason for preliminary, and final being requested at this time.

**MOTION: Chair Averill motioned to grant preliminary/final site plan approval for Bailey V Business Condos commercial site plan located at approximately 2340 North Highway 89 subject to Engineer's Memo dated July 3, 2024, and any other staff or agency requirements. Commissioner Holbrook seconded the motion.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

**6. DISCUSSION/ACTION/RECOMMEND – to grant approval of Ascension Lutheran Church**

Subdivision Amendment for property located at 1105 North Washington Blvd. – Nolan Karras  
Ms. Knight stated this item has been underway for a few months. They are technically adjusting the lot lines for Lot 1 and Lot 2 due to Lot 2 not having any street frontage. The engineer memo comments are to submit the plat to the Weber County Surveyor's Office for review and to provide lot address on the plat. After the amendment, the lots will be renumbered to Lot 3 and Lot 4. Lot 1 and Lot 2 will be discontinued. The utility easement has been vacated. The recording of the new utility easement will take place with recordation of the plat along with the access for Lot 2.

**MOTION: Commissioner Holbrook motioned to grant approval of Ascension Lutheran Church Subdivision Amendment for property located at 1105 North Washington Blvd subject to Engineer's Memo dated July 3, 2024, and any other staff or agency requirements. Commissioner Averill seconded the motion.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

**7. DISCUSSION/ACTION/RECOMMEND – to grant preliminary/final approval for Family Promise site plan for property located at approximately 1105 North Washington Blvd. – Nolan Karras**

Ms. Knight explained the developer is proposing to build on lot 2 with shared access with the Ascension Lutheran Church. Parking will be adjusted to accommodate the facility. City engineer memo comments are to obtain final approval from Bona Vista Water and Pineview Water for the new culinary and secondary water services, obtain site plan approval from North View Fire District, provide a landscape plan, update the sewer plan to show a 4" sewer lateral being run from the building. The 4" lateral should connect to the main without a manhole. Redlined comments have been outlined on the plans. She continued with water service lines need to be moved so locations are not be under the bottom of the detention pond, remove the striping of existing parking stalls at the entrances to the new parking lot, show the proposed contours on the grading plan and show how runoff will be kept on the site and not flow onto the neighboring properties, show how the parking lot runoff will be directed to the detention basin, show the detention basin calculations and clarify the elevations of the outlet pipe and the elevations of the basin bottom and top, provide screening between the commercial zone per City Code and complete a Storm Water Pollution Prevention Plan (SWPPP) along with file a Notice of Intent (NOI) with the State.

Jim Flint, Hansen & Associates, stated most of the items in the memo have been addressed. Chair Averill asked for clarification on why there is no independent access for this lot. Mr. Flint replied after looking at the logistics, the first concept created a redundancy. The city recommended only one access. The church agreed. Discussion between Mr. Flint and the commissioners continued with parking striping and the proposed building included on the site plan for planning purposes. Chair Averill asked for clarification on why the water line needs to be moved. Mr. Flint stated the pond is only 2-feet deep. The water line will need to run deeper to accommodate. They can easily meet the depth requirements required by the city engineer. Commissioner Holbrook asked about the landscaping plan. Mr. Flint said he is working with Pineview. He presented the commissioners elevation views of the proposed building structure.

**MOTION: Commissioner Read motioned grant preliminary approval for Family Promise site plan for property located at approximately 1105 North Washington Blvd subject to Engineer's Memo dated July 3, 2024, subdivision amendment, and any other staff or agency requirements. Commissioner Holbrook seconded the motion.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

**8. DISCUSSION/ACTION/RECOMMEND – to grant preliminary/final approval for Elite 3 manufacturing site plan for property located at approximately 1601 North 750 West – Elite 3 Construction LLC.**

Ms. Knight introduced the project as a manufacturing site plan for Elite 3 Construction and is located at 1597 North 750 West south of Saunders Construction. The engineer memo is asking for final approval from Bona Vista Water for the new culinary water service, site plan approval from North View Fire District and installation of cobble stone (4” or greater) in the retention basin as opposed to the decorative gravel. The parcel is currently zoned Manufacturing.

Commissioner Holbrook asked how much 750 West will be widened. Mr. Shinsel replied anywhere north of the tracks will eventually be as wide as Larsen Lane with curb gutter and sidewalk. The city is waiting for federal funding. The project is projected to happen between 2030-2032. Discussion occurred on the retention basin. Mr. Shinsel clarified it is a completely privatized retention basin. The city has recommended the city standards for construction.

**MOTION: Chair Averill motioned grant preliminary/final approval for Elite 3 manufacturing site plan for property located at approximately 1601 North 750 West subject to Engineer’s Memo dated July 3, 2024, and any other staff or agency requirements. Commissioner Read seconded the motion.**

Nathan Averill	Yes
Chad Holbrook	Yes
Jordan Read	Yes

**The motion passed with all voting in the affirmative.**

**9. PUBLIC COMMENTS – (3 minute maximum)**

Marvin Farrell informed the commission of some information regarding Western Irrigation on share requirements per acreage. He mentioned a letter which was sent out stating no more storm water can enter the canal. The letter was presented to the recorder. On agenda item #3, as far as piping the canal there has been no discussion with Western Irrigation about this other than a couple of years ago when development was first presented. Also, there is an irrigation lateral which goes through the property into the city property. This needs to be addressed. On agenda item #8, will this retention basin hold water, or will it be for overflow? If the intent is to flow into Western Irrigation, we have requested this not happen.

**10. COMMISSION/STAFF FOLLOW-UP**

Ms. Knight informed the commissioners of another resignation for the commission. Commissioner Elmer moved out of the city and is no longer eligible to participate in the Planning Commission. The mayor is taking applications.

The City has requested a formal meeting with Western Irrigation to meet with all water entities to bring everyone on the same page. Mr. Farrell stated they are willing to meet with Harrisville City but not the other entities. They have already met with the other entities and addressed their concerns with them.

Commissioner Holbrook requested training on where all the rivers and ditches are in the city. Where they

come from and where they split off. Mr. Shinsel said anytime any commissioner or councilmember would like to go for a drive to view the waterways in the city, he is more than welcome to entertain one or two at a time. He continued with follow-up on the projects currently underway in the city. Millenium Park is under way with new bathrooms, new playground equipment, new lighting around the walking track, sprinklers, and sidewalk. 2000 North will be striped from Highway 89 to North Ogden border this will also happen behind the elementary school where the “drop off/pick up zone was installed last year. The sewer line installation along Highway 89 is in progress with heavy anticipation of it being completed by the end of the month. There is a hard deadline for the end of September for UDOT to complete their resurfacing project of Highway 89. Lastly, Dixon Creek has begun their development.

## **11. ADJOURN**

**MOTION: Commissioner Holbrook motioned to adjourn the meeting. Chair Averill seconded.**

<b>Nathan Averill</b>	<b>Yes</b>
<b>Chad Holbrook</b>	<b>Yes</b>
<b>Jordan Read</b>	<b>Yes</b>

**The motion passed with all voting in the affirmative.**

**The meeting adjourned at 7:56 PM.**

**Nathan Averill**  
Chair

**Cynthia Benson**  
Deputy Recorder

# MEMORANDUM



CONSULTING ENGINEERS

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TO: Harrisville City Planning Commission  
FROM: Matt Robertson, City Engineer  
**RE: OAK HOLLOW SUBDIVISION  
Preliminary Plat Submittal**  
Date: August 8, 2024

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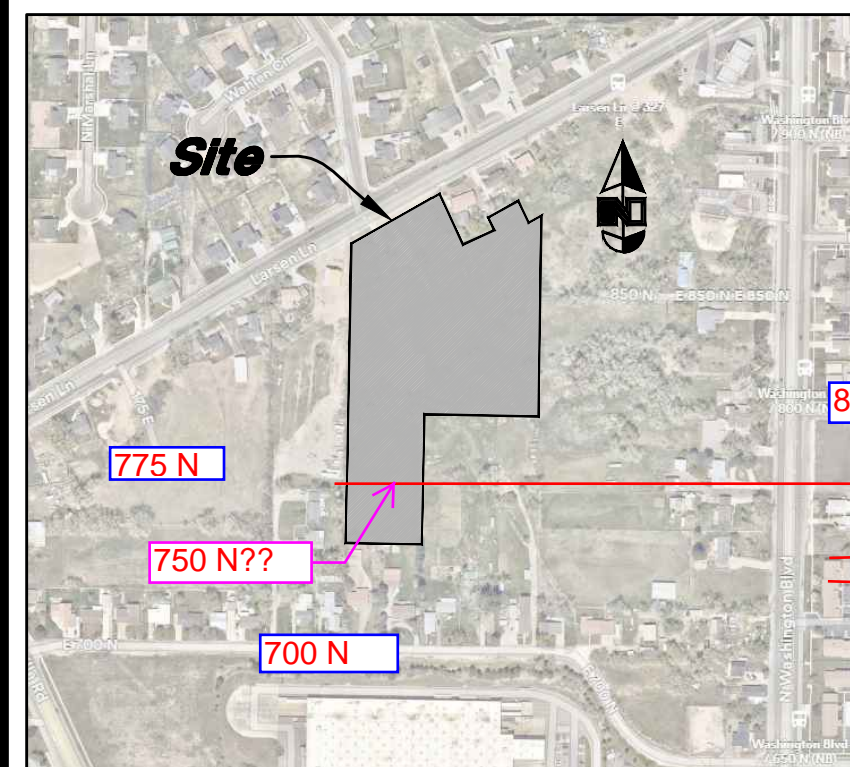
Our office has completed a review of the preliminary subdivision plat for the referenced subdivision located in the cluster development located at approximately 225 East Larsen Lane. This subdivision includes 30 single-family residential units, a small private park, and construction of public roadways.

A Master Development Agreement (MDA) was approved for this cluster development and the preliminary plat generally follows the conceptual plan submitted with the MDA. We have reviewed the preliminary plat and have made comments on the plat that will need to be resolved with the City's Administrative Land Use Authority prior to final approval. We recommend preliminary approval of the plat at this time with the following comments and the red-line comments on the plans to be completely addressed prior to final approval:

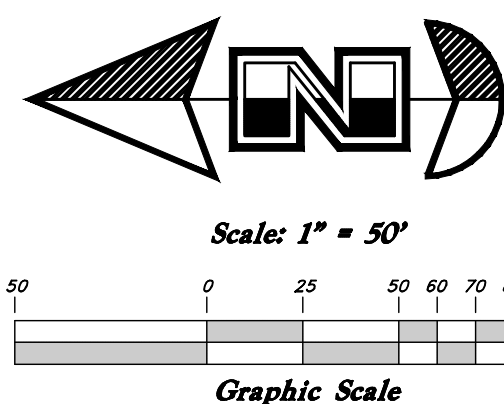
1. Submit the plat to the Weber County Surveyor's Office for review and receive approval of the plat from their office.
2. Address all red-line comments provided by our office on the preliminary plat.
3. Include any required easements for drainage, sewer, irrigation, etc. on the plat.
4. The public road that ends in the park should have parking or a turnaround area for vehicles to prevent vehicles from parking in front of the residences.
5. Obtain approval from North View Fire District for the turnaround areas and dead ends to ensure that they meet their requirements.
6. Obtain a wider easement for the three utilities that are being proposed on the east side of the Stephen Love property. This may need to be obtained on the other side of the property line on the Harvey property.
7. Clarify who will own and maintain Parcels A-D and the detention pond.
8. Include the plat narrative on the final plat.
9. Provide lot addresses on the plat as provided by our office.

The comments listed in this memo and on the submitted plat are for the preliminary plat review only and additional comments and requirements will be provided as necessary on the final plat and improvement drawings as the Developer works with the City toward final approval. Please let me know if you have any questions.





VICINITY MAP  
Not to Scale



# Oak Hollow Subdivision

A part of the Northeast Quarter of Section 8, T6N, R1W, SLB&M, U.S. Survey  
Harrisville City, Weber County, Utah  
June 2024

## BOUNDARY DESCRIPTION

Beginning at a point on the South Right-of-Way Line of Larsen Lane, Said point being 40.00 feet South 29°22'49" East and ~  
Running thence North 60°37'11" East 241.72 feet; thence North 62°37'11" East 22.44 feet; thence South 24°32'24" East 145.39 feet; thence North  
65°43'06" East 89.76 feet; thence North 24°32'24" West 37.00 feet; thence North 61°15'36" East 90.00 feet; thence South 24°32'24" East 62.94 feet;  
thence North 61°15'36" East 38.31 feet; thence South 0°54'49" West 524.61 feet; thence North 88°48'10" West 297.03 feet; thence South 01°11'50" West  
600.00 feet; thence North 88°48'10" West 100.00 feet; thence North 01°11'50" East 260.00 feet; thence North 88°48'10" West 99.31 feet; thence North  
01°19'30" East 147.50 feet; thence North 01°06'19" East 635.08 feet to the Point of Beginning.

SF AND ACRES

ADD TIE TO  
MONUMENT  
OF SECTION  
CORNER

WHO WILL OWN AND MAINTAIN  
PARCELS A, B, C, AND D? THEY  
NEED TO BE SPECIFICALLY  
DEDICATED TO SOMEONE (HOA,  
CITY, ETC.). WHO WILL OWN AND  
MAINTAIN THE DETENTION POND?

MISSING STREET  
DEDICATIONS

ERROR

## OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby  
set apart and subdivide the same into lots as shown on this plat, and name said  
tract Thornock Harrisville Subdivision and hereby dedicate to Harrisville City those  
certain strips as easements for public utility and drainage purposes as shown  
hereon, the same to be used for the installation, maintenance, and operation of  
public utility service lines and drainage, as may be authorized by Harrisville City,

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

## ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this  
day of \_\_\_\_\_ 2024 by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

THIS EASEMENT IS PART OF THE  
DEVELOPMENT AND SHOULD BE  
DESCRIBED WITH BEARINGS AND  
DISTANCES AS PART OF THE PLAT

THE PLAT PROPERTY  
DESCRIPTION  
INCLUDES THE AREA OF THE REMAINDER  
PARCEL BUT THE  
DRAWING DOES NOT.

SHOULD THIS PROPERTY  
(REMAINDER PARCEL) BE  
INCLUDED AS A LOT ON THE  
OVERALL PLAT WHERE THE  
UTILITY OUTFALL FALLS  
ALONG THE WEST PROPERTY  
LINE?

## NOTES:

- 10' Wide Public Utility Easements as indicated by dashed lines.
- Lots Designated with a -R are RESTRICTED LOTS "Based upon  
high ground water conditions, the lowest habitable floor level on this  
lot is restricted to an elevation which is one (1) foot below the curb  
and gutter fronting the lot. The curb elevation reference point shall  
be the lowest top back of curb elevation on the lot frontage".

## WEBER COUNTY SURVEYOR

I, \_\_\_\_\_, hereby certify that the Weber County Surveyor's  
Office has reviewed this plat for mathematical  
correctness, section corner data, and for harmony  
with the lines and monuments on record in the  
county offices. The approval of this plat by the Weber  
County Surveyor does not relieve the Licensed Land  
Surveyor who executed this plat from the  
responsibilities and/or liabilities associated therewith.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Record of Survey # \_\_\_\_\_  
WCO 106-1-8(c)(1)r.10; WCO 45-4-2(c)

Sheet 1 of 1

## WEBER COUNTY RECORDER

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

## Legend

- Set Nail & Washer
- Set Rebar & Cap
- w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Dedicated Roadways
- Existing Building
- Easement
- Centerline
- Property Boundary
- Lot Line
- Set 5/8" x 24" Long  
Rebar & Cap w/ Lathe

## Property line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C5	30°29'08"	122.83'	65.35'	S 14°08'15" E	64.59'
C6	90°05'31"	28.00'	44.03'	S 46°09'05" W	39.63'
C7	89°54'29"	28.00'	43.94'	N 43°50'55" W	39.57'
C8	90°00'00"	13.00'	20.42'	N 46°06'19" E	18.38'
C9	89°48'30"	13.00'	20.38'	S 43°59'26" E	18.35'
C10	90°11'30"	13.00'	20.46'	S 46°00'34" W	18.42'
C11	90°00'00"	13.00'	20.42'	N 43°53'41" W	18.38'
C12	3°38'30"	177.83'	11.30'	N 0°42'55" W	11.30'
C13	26°50'41"	177.83'	83.32'	N 15°57'30" W	82.56'

## Center line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C14	30°29'08"	150.33'	79.99'	N 14°08'15" W	79.05'

LINE DATA		
Line	Bearing	Length
L1	S 60°37'11" W	27.50'
L2	S 60°37'11" W	27.50'
L3	S 1°11'50" W	27.50'
L4	S 1°11'50" W	27.50'
L5	S 1°11'50" W	27.50'
L6	S 1°11'50" W	27.50'

CORNER RADIUS  
SHOULD MATCH CITY  
STANDARDS

ARE THE STREETS  
PUBLIC OR PRIVATE? IF  
THEY ARE PUBLIC THAN  
275 EAST CANNOT BE  
DEAD AT THE PARK.

DEAD END STREET:  
CUL-DE-SAC OR  
TURNAROUND AREA  
REQ'D?

IS THIS AN  
EASEMENT?

LABEL SPECIFIC  
EASEMENT

RADIUS CORNER  
PER CITY  
STANDARDS

BEARING?

RADIUS CORNER  
PER CITY  
STANDARDS

DISTANCE?

DISTANCE?

REMOVE  
INTERIOR  
FENCES FROM  
THE PLAT

MISSING PLAT NARRATIVE.

## HARRISVILLE CITY ATTORNEY

This is to certify that this subdivision plat was  
duy approved by the Harrisville City Attorney on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Harrisville City Attorney

## HARRISVILLE CITY ENGINEER

I CERTIFY THAT I HAVE EXAMINED THIS PLAT  
AND FIND IT TO BE CORRECT AND IN  
ACCORDANCE WITH INFORMATION ON FILE IN  
THIS OFFICE.

Signature

## HARRISVILLE CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication  
of streets and other public ways and financial guarantee of  
public improvements associated with this subdivision, thereon  
are hereby approved and accepted by the City Council of  
Harrisville City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Title \_\_\_\_\_

Attest \_\_\_\_\_

HARRISVILLE CITY MAYOR

ENGINEER:  
Great Basin Engineering  
c/o Andy Hubbard, PLS  
5746 South 1475 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
JLM Development Apricot, LLC  
Glade McCombs  
1920 N 1700 W Farr West, UT 84404  
(801) 330-1040

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84405  
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM





### Conditional Use Application

**Date / Time**

07/17/2024

**Phone Number**

8016447968

**Applicant's Address**

608 w 2425 n

**State**

Utah

**Property Owner's Name**

Debra Valleen Day

**Present Zoning of Property****Full Name**

Valleen Day

**Email Address**

valleen.day@gmail.com

**City**

Ogden

**Zip Code**

84414

**Harrisville Property Address**

608 w 2425 n

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

NA

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

I would like to use an office in my home to operate my small business. I offer holistic healing services and coaching, such as foot and face zoning, craniosacral therapy, breathwork, yoga and reiki. I am a reseller for a few companies that offer supplements and oils, but I do not have a store front, the products are just for my clients. Most of my clients are in person but I am also growing my online clients as well. I only have one client at a time, so I do not require additional parking.

**Property Owner Signature and Authorization (If you are not the property owner, please upload a signed letter from the property owner giving authorization to process this conditional use permit with Harrisville City)****Applicant's Signature****Harrisville City Municipal Code §11.18.030**

608 w 2425 n harrisville UT 84414

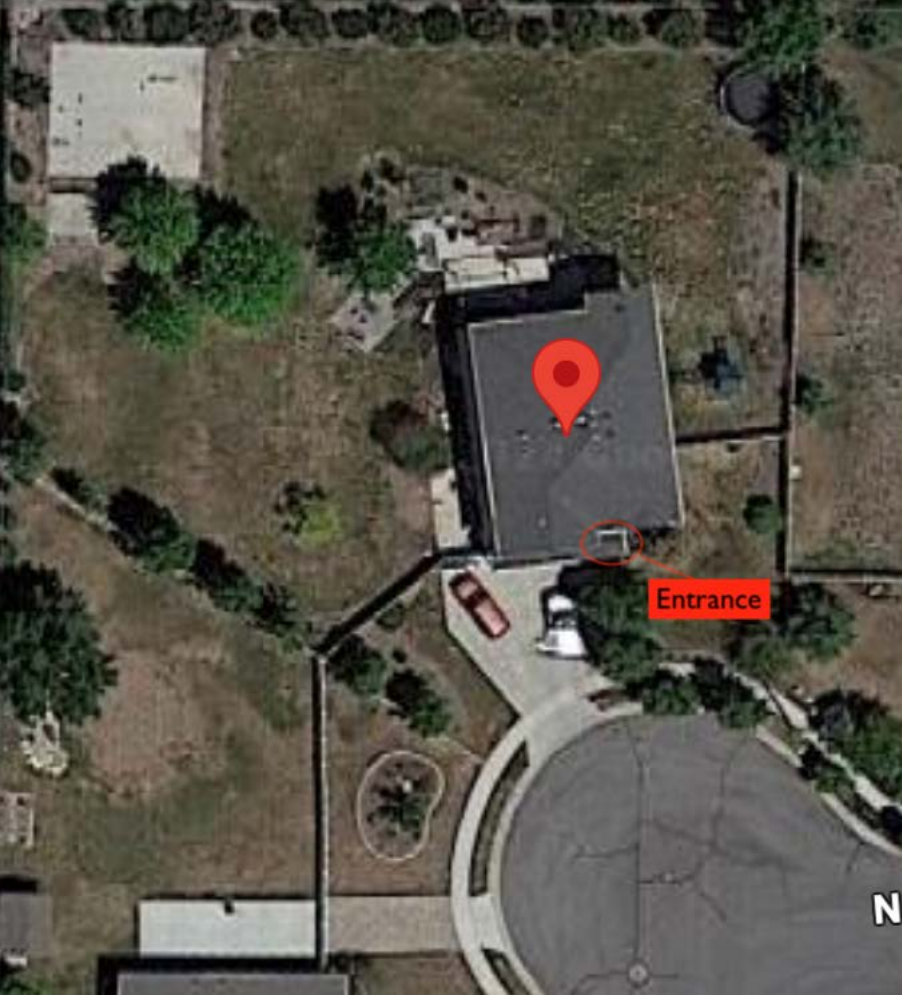
**Detailed location, Site, and/or Building Plan**

See attached: Harrisville Bussiness License Application.pdf

### Customers Information

**Company Name**

Align with Valleen DBA Align Healing + Wellness



Entrance

N



### Conditional Use Application

**Date / Time**

07/30/2024

**Phone Number**

801-643-6282

**Applicant's Address**

2404 North 400 West

**State**

UT

**Property Owner's Name**

Rebecca Strebel

**Present Zoning of Property****Please describe the proposed conditional use or uses for the property:**

I would be teaching art classes to kids one night a week.

**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)**

**Detailed location, Site, and/or Building Plan**

See attached: Condition Use Permit Document.pdf

**Full Name**

Rebecca Strebel

**Email Address**

strebelsmusic@gmail.com

**City**

Harrisville

**Zip Code**

84414

**Harrisville Property Address**

2404 North 400 West

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

Home based business was conducted in the past.

**Applicant's Signature**

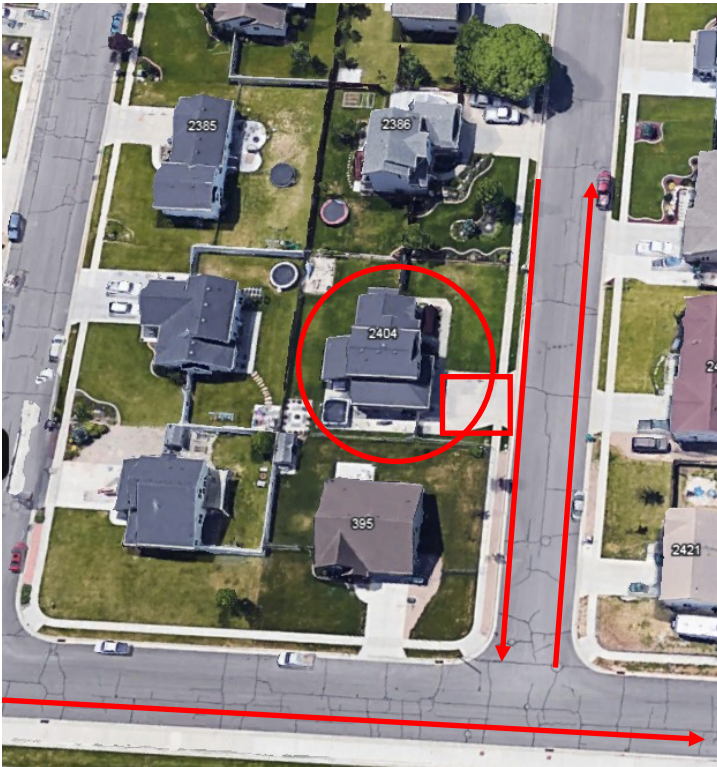
Harrisville City Municipal Code §11.18.030

### Customers Information

**Company Name**

Strebel's Music and Art Studio

Received from: </environmental/customers/show?id=218>



Parking is available along the street in front of my home as well as my oversized driveway. To the north of me, my neighbor's home face north which provides a great place to park. I have found however, that while holding classes in the past, people don't usually park. They drop their kids off and then come back to pick them up and are only here for a very short time. If parking ever were to be a problem, I would suggest to parents that they could park along the field of Majestic Elementary. This should not conflict with school activities as the classes will be held in the evenings,

PARCEL # 17-274-0017	
NAME: BYBEE, R ZACHERY &W/ JODIE H BYBEE	
ADDRESS: 2404 N 400 W	
LEGAL DESCRIPTION: ALL OF LOT 53R, MAJESTIC VIEW SUBDIVISION PHASE 3, HARRISVILLE CITY, WEBER COUNTY, UTAH.	
PARCEL SPECIFIC INFO: Total Acres: 23 • General Prop. Type: 111- Single Family Residence - One or more residences per parcel; a home that was originally constructed as a residence but now may have more than one unit. • Specific Prop. Type: 111- Single Family Residence • Building Permits: U3- • Tax District: 366	
VALUATION SPECIFIC INFO: Land Value: \$68,000 • Building Value: \$165,282 • Final Value: \$233,282 • Prior Land Value: \$30,000 • Prior Bldg Value: \$165,282 • Taxes Paid in 2006: \$1683.02	
LAND 1	
GENERAL FEATURES: Lot Use: Residential / Condo • Lot Type: Primary Lot • Land Assessment Class: Residential Primary • Acres: 23 • # of Lots: 1 • Off-street Parking: Yes • Lot Shape: Regular - Generally rectangular in shape • Lot Location: Interior - On a through street • Curb/Gutter: Yes • Sidewalk: Yes	
SURROUNDING AREA: Zone: R-1-10 • Neighborhood Code: 759 • Neighborhood Type: Developing - New buildings being developed on vacant land • Neighborhood Effect: Typical • Topography: Level • Traffic: Light - Road mainly services homes on the street. (Traffic count <5,000/day) • Traffic Influence: Typical • Street Type: Two Way - 2 lanes, one each direction • Street Finish: Paved - Asphalt or Concrete paving	
UTILITY INFO: Sewer: Public • Water Available: Yes	
LAND VALUES: Land Value: \$68,000	
RESIDENCE 1	
GENERAL INFO: Yr Built: 2003 • Eff. Yr. Built: 2003 • Bldg Style: Two Story Modern • Assessment Class: Primary • Hillside: No • # of Families: 1 • # of Stories: 2 • Central A/C: Yes • Forced Air Duct • Heating Type: Primary Control / Gas / Forced Air • Unfinished Fireplaces: 1	
EXTERIOR: Roofing: Asphalt Shingles / Fiberglass • Raised Roof: Yes • Ext. Wall Type: AL- Aluminum / Vinyl • Masonry Trim: Yes • Foundation: Yes	
ROOM INFO: Total Rooms: 13 • # of Bedrooms: 3 • Full Baths: 3 • # of Kitchens: 1	
AREA INFO: Main Floor Area: 1,143 sq ft • Upper Floor Area: 804 sq ft • Basement Area: 640 sq ft • Finished Basement Area: 532 sq ft	
RESIDENCE CONDITION: Kitchen Qual: Modern • Bathroom Qual: Modern • Interior Grade: Average • Exterior Grade: Average • Overall Grade: Average • Interior Cond: Excellent • Exterior Cond: Excellent • Overall Cond: Excellent • Finished Basement Grade: Average • Visual Appeal: Average • Livability: Average • Conformity: Equal Improved • Maintenance: Minimum • % Complete: 100%	
CARPORT & GARAGE INFO: Built-in Garage: 204 sq ft • Attached Garage Area: 540 sq ft • Misc Attached Structure: J,K • Misc Structure Value: \$4,000	

PORCH 1: Porch Type: Covered Porch • Porch Area: 80 sq ft	
PORCH 2: Porch Type: Patio / Terrace • Porch Area: 706 sq ft	
PORCH 3: Porch Type: Covered Patio / Terrace • Porch Area: 374 sq ft	
PORCH 4: Porch Type: Wood Deck • Porch Area: 28 sq ft	

RESIDENCE 1 FOOTPRINT	

DATA PROVIDED BY	
Weber County Assessor's Office	
2380 Washington Blvd	
Suite 300	
Ogden, UT 84401	
Phone: 801-399-8572	
THIS DATA LAST UPDATED ON: Sep 4, 2007 @ 12:44pm	

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All information provided is deemed reliable but is not guaranteed and should be independently verified.  
All data on this page taken from the Weber County Assessor's office. WFRMLS can not make direct changes to this data shown on this page.

I will hold the classes in my studio in my basement. This is a 640 Square foot area which is approximately 24.7% of our home.

Updated Items located after this page

# MEMORANDUM



CONSULTING ENGINEERS

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TO: Harrisville City Planning Commission  
FROM: Matt Robertson, City Engineer  
RE: **OAK HOLLOW SUBDIVISION  
Preliminary Plat Submittal**  
Date: August 8, 2024

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Our office has completed a review of the preliminary subdivision plat for the referenced subdivision located at approximately 225 East Larsen Lane. This subdivision includes 30 single-family residential units, a small private park, and construction of public roadways.

A Master Development Agreement (MDA) was approved for this development and the preliminary plat generally follows the conceptual plan submitted with the MDA. We have reviewed the preliminary plat and have made comments on the plat that will need to be resolved with the City's Administrative Land Use Authority prior to final approval. We recommend preliminary approval of the plat at this time with the following comments and the red-line comments on the plans to be completely addressed prior to final approval:

1. Submit the plat to the Weber County Surveyor's Office for review and receive approval of the plat from their office.
2. Address all red-line comments provided by our office on the preliminary plat.
3. Include any required easements for drainage, sewer, irrigation, etc. on the plat.
4. The public road that ends in the park should have parking or a turnaround area for vehicles to prevent vehicles from parking in front of the residences.
5. Obtain approval from North View Fire District for the turnaround areas and dead ends to ensure that they meet their requirements.
6. **Obtain a wider easement (25' wide minimum) for the three utilities that are being proposed on the east side of the Stephen Love property. This may be obtained on the other side of the property line or could potentially be split into another easement along the west side of the Love parcel.**
7. Clarify who will own and maintain Parcels A-D and the detention pond.
8. Include the plat narrative on the final plat.
9. Provide lot addresses on the plat as provided by our office.

The comments listed in this memo and on the submitted plat are for the preliminary plat review only and additional comments and requirements will be provided as necessary on the final plat and improvement drawings as the Developer works with the City toward final approval. Please let me know if you have any questions.

# MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Brandon Green  
City Planner

Date: July 8, 2024

A preliminary review has been completed for the Oak Hollow Subdivision, located at approximately 265 Larsen Lane. Initially, a concept plan for this development was submitted as a Mixed-Use/Infill Overlay, but it received a negative recommendation at the Planning Commission meeting on January 10th, 2024. In April 2024, the development was resubmitted as a Cluster Development, as permitted by Title 11, Chapter 16 of the Harrisville City Ordinance. However, this submission was appealed due to improper procedural actions. In June 2024, the developer applied for preliminary subdivision consideration under a Master Development Agreement (MDA), which is permitted by Harrisville City in accordance with Utah State Code §10-9a-532.

The purpose of this memo is to provide the Planning Commission with an overview of the project and to seek preliminary approval.

## Project Description

- **Site Description:** The proposed development is located at approximately 265 Larsen Lane and includes the following parcels identified as Weber County Parcel Numbers: 11-027-0104, 11-027-0118, 11-027-0023, 11-027-0022, 11-027-0004, 11-027-0061, and 11-027-0024. The property currently has limited agricultural use, primarily due to its size and configuration. The total area of all parcels listed above is approximately 7.9436 acres.
- **Development Proposal:** Oak Hollow Subdivision is being planned under a Master Development Agreement. The development will include 30 residential lots, with lot sizes ranging from 6,000 sq ft to 8,900 sq ft. Approximately 1.15 acres of open space are included within the development, which will be owned and maintained by the Homeowners Association (HOA). This open space will feature community amenities such as a playground, pavilion, walking path, and pickleball courts. The development will be private, with the HOA governing board and CC&Rs controlling the architectural and design elements of the subdivision.
- **MDA Design:** Utah State Code §10-9a-532 allows the city to accept development applications under a Master Development Agreement (MDA). This agreement enables the city and the developer to collaborate on development requirements that align with the city's General Plan. The MDA approach helps reduce infrastructure costs that would typically be higher in a conventional subdivision, promotes open space conservation, encourages innovative subdivision design, and ensures efficient land use through greater flexibility.

This approach also allows the city and the developer to tailor the development project to specific groups of prospective owners, such as retirees and young professionals with families. The proposed lots are designed to be suitable for individuals looking to downsize or for young families seeking affordable, low-



maintenance homes. Overall, the proposed development aligns well with the surrounding area and community needs, addressing the growing demand for well-constructed homes on reasonably sized lots.

### **Compliance with Zoning and Land Use Plans**

- **Zoning Compliance:** The current RE-15 zoning on the property is not considered a viable development option due to high infrastructure costs and the challenges of achieving the desired number of lots under this zoning designation. The MDA approach offers a more practical and mutually agreeable solution by addressing various factors such as infrastructure needs, development costs, and market demands. This approach is a more realistic and achievable option for the city.

Additionally, other zoning considerations include the unique characteristics, location, and access to these properties. This development is well-suited as an “infill” project, where an MDA allows for flexibility and offers various options to both the developer and the city. This flexibility supports better-planned development and provides additional benefits to the developer, the city, and the residents.

- **Consistency with General Plan:** The proposed development fits well within Harrisville City’s General Plan and the Moderate-Income Housing goals and policies, which include rezoning property for higher density and supporting the development of single-family dwellings, multi-family dwellings, and retirement housing dispersed throughout the city.

### **Analysis and Staff Recommendation**

- **Key Issues and Concerns:** The City Land Use Authority and the developer have identified potential issues and concerns associated with the development, particularly regarding underground utility connections and easements. The City and the developer will continue working together to find reasonable solutions to these challenges, ensuring safety and the proper maintenance of all city-owned infrastructure once the development is completed.
- **Evaluation Criteria:** The City’s General Plan and Zoning Ordinances were used to evaluate the Oak Hollow Development. It is the opinion of the City Land Use Authority that the proposed development meets and/or exceeds the intended purposes of these governing documents, which are designed to accommodate cluster type developments and/or higher density housing.
- **Staff Recommendation:** I recommend that the Planning Commission approve the Preliminary Plat for the Oak Hollow Subdivision as reviewed. This approval is contingent upon the resolution of identified utility connection issues and any other conditions the Planning Commission deems necessary.

Please note that the comments listed in this memo are for preliminary review only. Additional comments and requirements may be provided as necessary on the final plat and improvement drawings as the Developer works with the City toward final approval. Please let me know if you have any questions.

Brandon Green,

City Planner