



HARRISVILLE CITY

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

PLANNING
COMMISSION:
Angie Francom
Nathan Averill
Chad Holbrook
Isaac Thomas

**Harrisville City Planning Commission
Harrisville City Offices
363 W Independence Blvd – Harrisville
Wednesday, May 14, 2025**

AGENDA

[**Zoom Meeting Link**](#)

**Meeting ID: 874 4153 6329
Passcode: 478451**

6:00 WORK SESSION

- 1. DISCUSSION** of Ordinance 562: Housing Affordability.

7:00 MEETING

- 1. CALL TO ORDER**

- 2. CONSENT APPROVAL** – of Planning Commission meeting minutes from April 9, 2025.

- 3. DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2B located at approximately 1800 North Highway 89.

- 4. DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary/Final Site Plan approval for Ben Lomond Views Phase 2A Parks “A” and “B”.

- 5. DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Subdivision Plat approval for Dixon Creek Phase 2 located at approximately 1300 N Washington Blvd.

- 6. PUBLIC COMMENTS** – (3 minute maximum)

- 7. COMMISSION/STAFF FOLLOW-UP**

- 8. 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, 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
Harrisville City Offices
363 W Independence Blvd – Harrisville
Wednesday, April 9, 2025 – 7:00 PM

Commissioners: Angie Francom
Nathan Averill
Chad Holbrook
Isaac Thomas

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

Visitors: Brandon Green, Randy Smith.

6:00 WORK SESSION

1. DISCUSSION – Ordinance 562: Housing Affordability

Chair Francom opened the work session. Sarah Wichern, City Planner, began the discussion by saying in the last committee review meeting the committee began looking at how to define affordability. Since then, she has read through House Bill 37 and found sections on residential, high density, and items pertaining to a developed community. In Ordinance 562, we are focusing on single-family homes such as cottage homes. There is nothing focusing on townhomes or apartments. This was intentional. Currently, the city has a mixed-use overlay zoning which allows for the utilization of townhomes and apartments. She asked the commission their intent with the ordinance in order to obtain further direction on how staff could mold the ordinance to work with the city's goals. Justin Shinsel, Public Works Director, added the overlay would most likely be utilized on parcels over three (3) acres. Otherwise, the price point would not be attainable.

Chair Francom stated her goal is to have the ordinance provide flexibility. We do not want anyone to feel stuck with upsizing or downsizing their current homes. They do not want landowners or developers to feel they have no options. She feels the HAOZ gives the city the flexibility we need to incorporate more single-family homes and patio homes into the community. She added lower densities, patio homes, and smaller single-family homes cater to more demographics.

Commissioner Thomas echoed Chair Francom's comments and added many Utah neighborhoods are designed with just one demographic in mind. That kind of focus can cause housing prices to rise more than they naturally should, almost like artificial inflation. The current approach seems to be to find ways to help a broader range of people find homes that fit their stage in life and budget.

Commissioner Holbrook said his focus is more about how development looks, feels, and functions. He thinks about where the children will play or how people will use the space day-to-day. Higher density is sometimes necessary, but we also need to ensure there is enough open space and places for people to play, walk, and relax. If we want families to stay and embrace multi-generational housing, we need to make this a place where people enjoy being together.

Ms. Wichern said this is what the committee members are finding as well. However, the more parks we have the more expensive it is. She posed the option of having a significant park with pathways for connectivity with one main park then smaller ones. The commissioners supported the connectivity. Further discussion occurred on what that connectivity could potentially be

whether it is a trail, sidewalk, or something else.

Mr. Shinsel stated that with lower-sized parcels it is unfeasible to create open spaces. He will ask for detention basins and such to create open space, but this ordinance deals with smaller parcels. By placing pathways to the city parks, it creates the connectivity mentioned in prior comments. Everyone in the surrounding communities uses Harrisville parks. This is something the city wishes to maintain.

Ms. Wichern mentioned in the ordinance there is a section on open space requirements. City staff are working on how to ensure these requirements are reflected in the design standards. Currently the design standard for a lot is 4,000 sq feet minimum with a 40-foot frontage and 100-foot depth. There will be setbacks for the rear and side yard as well. She ran through visual development options in reference to the setback requirements for lots with garages and multiple stories of the homes to help the commissioners see what the committee has discussed.

Ms. Wichern stated her concerns with applying HB 37 requirements to the whole development. The median income for Weber County is \$470-\$480,000. This would be the limit these homes could be set. She is concerned about whether developers will be able to meet this requirement. She feels the city might unintentionally miss a different middle by applying the requirements of HB 37 to the whole development. If we push for the numbers, we may lose the value and appeal we are desiring for Harrisville.

Jennie Knight, City Administrator, displayed a repealed Harrisville City code to show the difference between what is being proposed with Ordinance 562 and what has been approved in the past. She stated when there is no standard, such as in this repealed code, the developer has trouble meeting the city needs. She gave examples of a current mixed-use under negotiations. She added without a clear target in the code, the developer feels like the city's expectations are a moving target. They bring forward a plan, staff gives their feedback, and the negotiation process drags on. Ordinance 562 needs to have enough structure for developers to create a viable product.

Ms. Wichern said by giving flexibility with the minimum lot sizes and housing sizes, this helps the developer with the geometry of the property. Developing smaller parcels is inefficient for the city and the developer. Ms. Knight added, from historic lessons, we do not want spot zoning. The city is trying to meet the developers' needs and have a benchmark.

Randy Smith congratulated the staff and commission for looking into such a tough subject. He believes having standards is good. He discussed placing recommendations versus minimums in the ordinance to avoid the developer from going through a variance process to obtain their desired product. Chair Francom clarified Mr. Smith's comments by saying keep the minimums during the development agreement and not necessarily within the ordinance. Mr. Smith agreed.

Mr. Smith continued his comments by reviewing the housing strategies in HB 37 and how they will benefit the city. Discussion occurred on the strides the ordinance will accomplish with the moderate incoming housing report and with future city development. The commissioners reviewed recommendations, the process, various examples of how to proceed with options from HB 37, how to manage oddly shaped properties, and frontage of approach way standards.

Discussion on the wording for approach ways to be changed to "*a percentage of the lot width can be utilized for approach*". Chair Francom clarified the verbiage needs to be clear and concise. Ms.

Knight said in the past we have used bonus density. Other possible verbiage given was “recommendations need to be followed unless there is a compelling reason” or “reasonable considerations”. Ms. Wichern to review and give feedback to commission at later discussions.

Mr. Smith added to focus on price and not the rails. Examples were given of how to control costs and how to develop wants vs considerations. Discussion on the market trends of home development in Utah. Ms. Knight added by reducing the front driveway, this action will increase the green space or open feel the commission is desiring.

Commissioners expressed they feel the discussion is on the right track to obtaining a desirable ordinance. They discussed impact fees for parks and what kind of parks the city is looking for in future planning. They also discussed connectivity, trail language or appearance, single car garages, options for the developers to explore with smaller lot sizes, and density caps.

The work session ended at 7:00 PM.

7:00 MEETING

1. CALL TO ORDER

Chair Francom opened the meeting, excused Commissioner Averill, and welcomed those in attendance.

2. CONSENT APPROVAL – of Planning Commission meeting minutes from March 12, 2025.

MOTION: Commissioner Holbrook motioned to approve Planning Commission meeting minutes from March 12, 2025, as written. Commissioner Thomas seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

3. DISCUSSION/ACTION/RECOMMEND – to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2D located at approximately 1800 North Highway 89.

Ms. Wichern reviewed the engineer’s memo dated April 3, 2025, for the commission pointing out the updated plat includes 135 single-family residential units which is an increase of 13 units compared to the previously approved phase. The main changes in the proposed subdivision are changing the duplexes to single family units and decreasing the frontage width of many of these single-family units from 47.5’ to 42’. The city engineer’s recommendations to be resolved are add lot addresses, submit updated plat to Weber County Surveyors office and receive approval; and submit an updated landscape plan for this phase per the requirements of the MDA. The city engineer also recommends adding a pathway between the units on 200 West and 125 West to break up the row of homes and to provide more connectivity; obtain final approval of the subdivision improvement drawings from the City’s Administrative Land Use Authority; and obtain all will

serve/final approval letters from outside agencies. The city engineer noted some of these letters may have been obtained with the old approval, but the updated plans need to be sent, and new approvals completed.

Ms. Knight stated the commission is very familiar with the phase and this phase has received final approval before. However, with the recent changes, she felt it best to bring the phase before the commission for review and to obtain approval of the changes before continuing with further reviews of this phase.

Brandon Green, Flagship Homes, commented on where the suggested pathway would fall along suggested roads. He informed the commission that the recommendations from the city engineer have already been completed.

Justin Shinsel pointed out a concern with the irrigation ditch easement to the south of the phase. This easement to be reviewed to make certain the piping is not impeded by the changes of this phase with location added to the final plat.

Discussion occurred on the pathway placement and appearance, overall density of phase, future plans for flood plain area, and possible design of the homes intended for this phase. Ms. Knight reminded Mr. Green the density sheet for this phase needs to be submitted along with a new landscaping plan for the park which is now included in this phase. She explained that the density sheet submittal is a requirement for each phase to identify and maintain the overall density for the subdivision properly according to the MDA.

MOTION: Commissioner Holbrook motioned to grant Preliminary Subdivision Plat approval for Ben Lomond Views Phase 2D located at approximately 1800 North Highway 89 subject to City Engineer's Memo dated April 3, 2025, including the irrigation access easement, density calculation sheet for the phase, the landscaping and site plan for the park, and any other staff or agency requirements. Chair Francom seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to recommend adoption of Ordinance 562: Housing Affordability.

Ms. Wichern continued the discussion from the work session by beginning with a review of work session findings and public comments from the public hearing held last month. During public comments the residents pointed out concerns on the quality of the development, the affordability of it, and integration with current housing bill initiatives specifically HB 37. Staff recommend using the definition of housing affordability from HB 37 which defines affordability as 120% of the area median income for the county. Staff have also discussed design standards which would create affordable housing options and contribute to the quality of life for Harrisville. Possible other discussion items can be directives for minimum acreage, recommendations on possible density standards deviations, curb cut restrictions to limit lot frontages, trail recommendations for connectivity to existing infrastructure, and the type of homes to consider as part of the ordinance.

Chair Francom added adjusting the minimum lot area as discussed during work session.

Commissioner Holbrook mentioned for the phrase “as well as others” be removed and replaced with first time homebuyers for the sake of consistency within the ordinance. Commission and staff discussed this for clarity. Ms. Wichern said the intention the first 30 days is to concentrate on the demographic mentioned. After 30 days, the ordinance will benefit any interested party desiring to purchase the property.

Ms. Shinsel added with deed restrictions there are no rentals. The home must be purchased by someone willing to live in the home. Commission and staff agreed.

Ms. Wichern asked if the commission would like to possibly limit the percentage of homes to reach 120%. Ms. Knight reviewed HB 37 for verbiage on the matter. The bill requires 25% of the single-family homes qualify as affordable housing with at least 25% per acre being no larger than 1600 square feet. These requirements begin at line 487 of the bill. Ms. Wichern believes these to be options to include to ensure this requirement is being met. Ms. Knight said by acting on this ordinance we are making progress towards our moderate-income housing strategies. Mr. Shinsel clarified that by stating 25% is restricted while 25% is market value and so on will allow the city to entice the developers to build an affordable development and viable product.

MOTION: Commissioner Thomas motioned to table adoption of Ordinance 562: Housing Affordability based on commissioner discussion. Chair Francom seconded the motion.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

5. PUBLIC COMMENTS – (3 minute maximum)

No Public Comments

6. COMMISSION/STAFF FOLLOW-UP

Ms. Knight informed the commission that Commissioner Nathan Averill resigned from the Planning Commission this week citing personal reasons. Mayor Tait is seeking applications for appointments. She also mentioned Pineview Water Systems is willing to service Harrisville City as long as appropriate infrastructure is in place. The city will no longer have pockets of unserviceable secondary water areas south of Larsen Lane with the potential of including West Harrisville Road. This is historic for the city.

Commissioner Thomas asked if the commission plans to go back to a five (5) member body. Ms. Knight replied in the affirmative with the plan right now to obtain four (4). However, by ordinance the commission can be a total of seven (7) members.

Ms. Wichern stated how enjoyable it is to work on city projects and expressed her excitement to be a part of the team.

7. ADJOURN

MOTION: Chair Francom motioned to adjourn the meeting. Commissioner Thomas seconded.

Angie Francom	Yes
Chad Holbrook	Yes
Isaac Thomas	Yes

The motion passed with all voting in the affirmative.

Meeting adjourned at 7:45 PM.

Angie Francom
Chair

Cynthia Benson
Deputy Recorder

MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

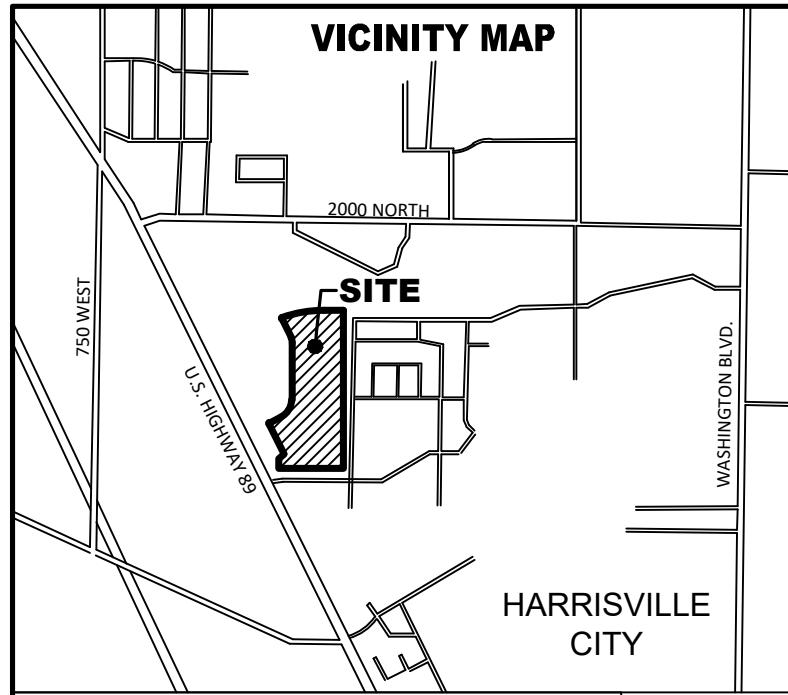
RE: **BEN LOMOND SUBDIVISION PHASE 2B**
Preliminary Plat Review

Date: May 8, 2025

Our office has completed a review of the preliminary subdivision plat for the referenced subdivision. This preliminary plat is for the next phase of the development on the old golf course and includes the southeast area of the development. The plat includes 21 townhome units and 136 single-family residential units. We recommend preliminary approval of the plat at this time with the following comments to be resolved with the City's Administrative Land Use Authority prior to final approval:

1. Add the lot addresses to the plat and make the final corrections per our red-line comments.
2. Submit the plat to the Weber County Surveyor's office for review and receive approval.
3. Submit a landscape plan for this phase per the requirements of the MDA.
4. Obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority.
5. Obtain all will serve/final approval letters from outside agencies (Bona Vista, Pineview Water, RMP, Enbridge, North View Fire).

Please let us know if you have any questions.



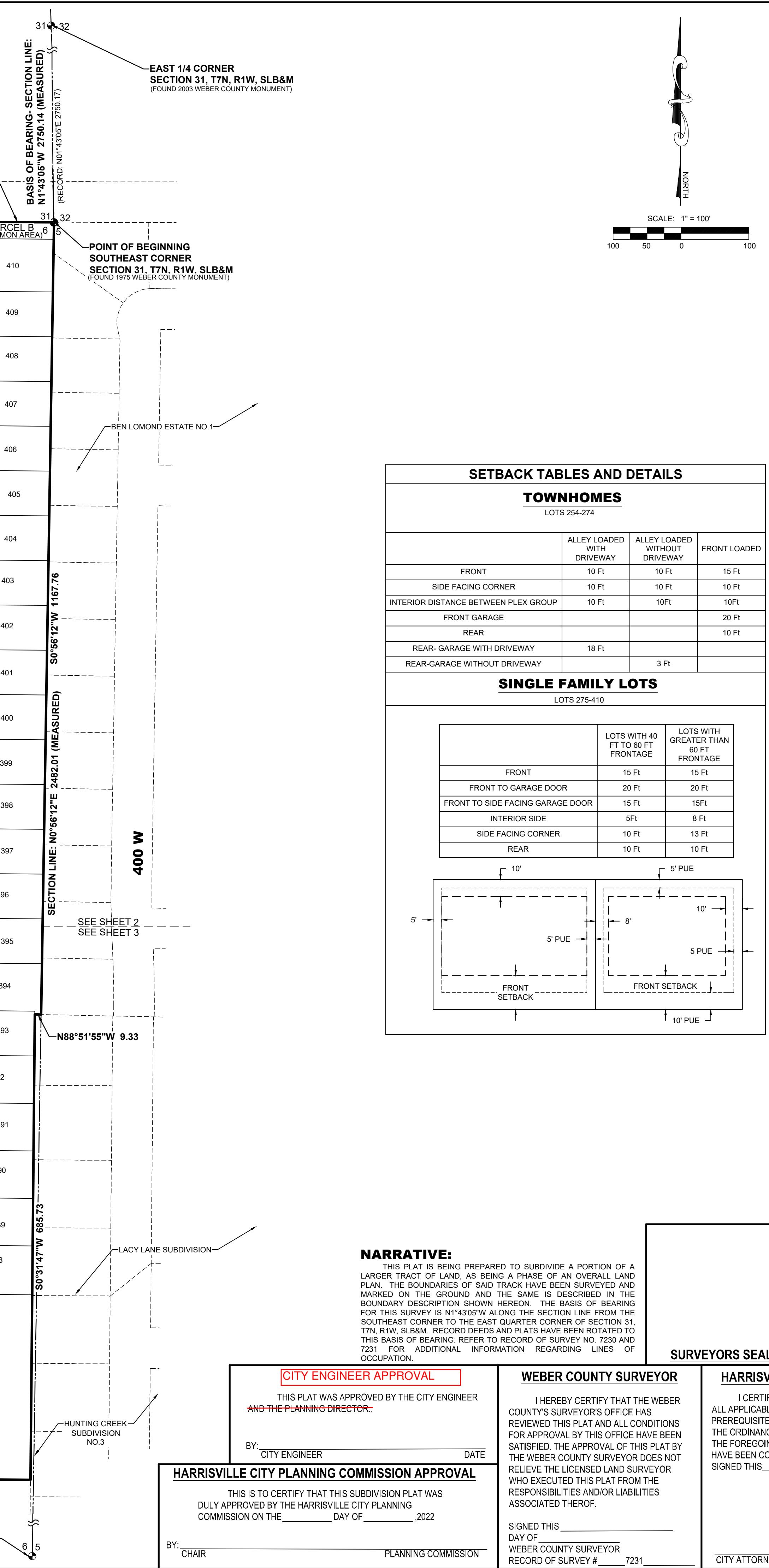
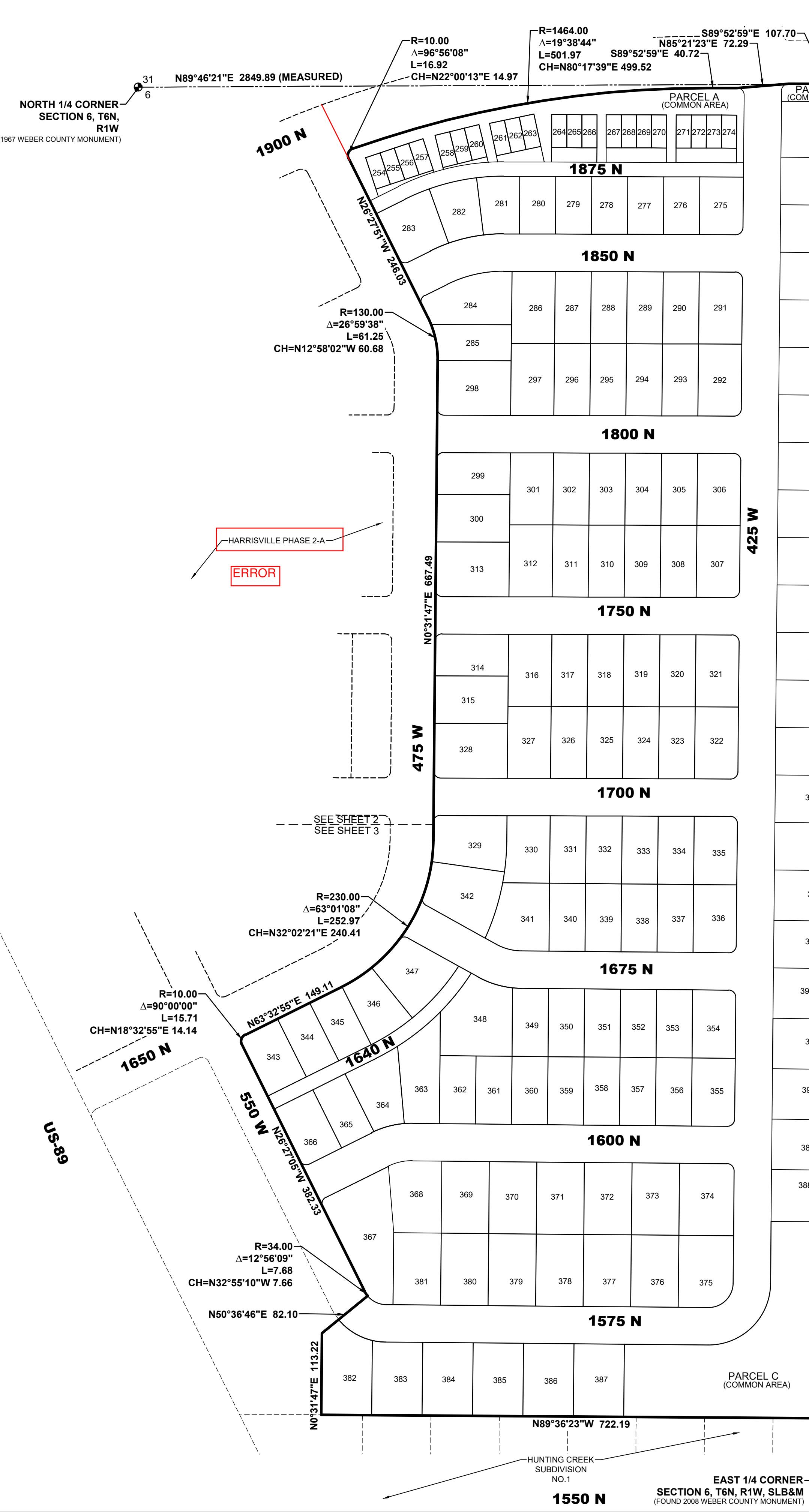
LEGEND	
—	BOUNDARY LINE
—	CENTERLINE
—	EASEMENT LINE
—	FUTURE LOT LINES
—	PROPOSED LOT LINES
●	EXISTING MONUMENT
●	PROPOSED MONUMENT
N/A	NO ACCESS
■	LIMITED COMMON AREA
■	PRIVATE AREA
■	COMMON AREAS (EXCLUDES LOTS 275-410 AND PUBLIC ROADS)

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS. NO BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES AS REQUIRED BY STATE CODE.
- ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
- PARCELS A-C ARE COMMON AREAS TO BE DEDICATED TO HUNTING CREEK SUBDIVISION NO. 3.
- "R" DISTANCE IS THE DISTANCE FROM THE CURB ELEVATION TO THE LOWEST HABITABLE FLOOR LEVEL ON THIS LOT. THE CURB ELEVATION REFERENCE POINT SHALL BE 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 FRONTRAGE.

ADD PRIVATE STREET NOTE
SIMILAR TO PHASE 2-A

add tabulations chart similar to phase 2-A
TABULATIONS
TOTAL ACREAGE XX
ACRES
SINGLE FAMILY LOTS XX
TOWNHOMES XX



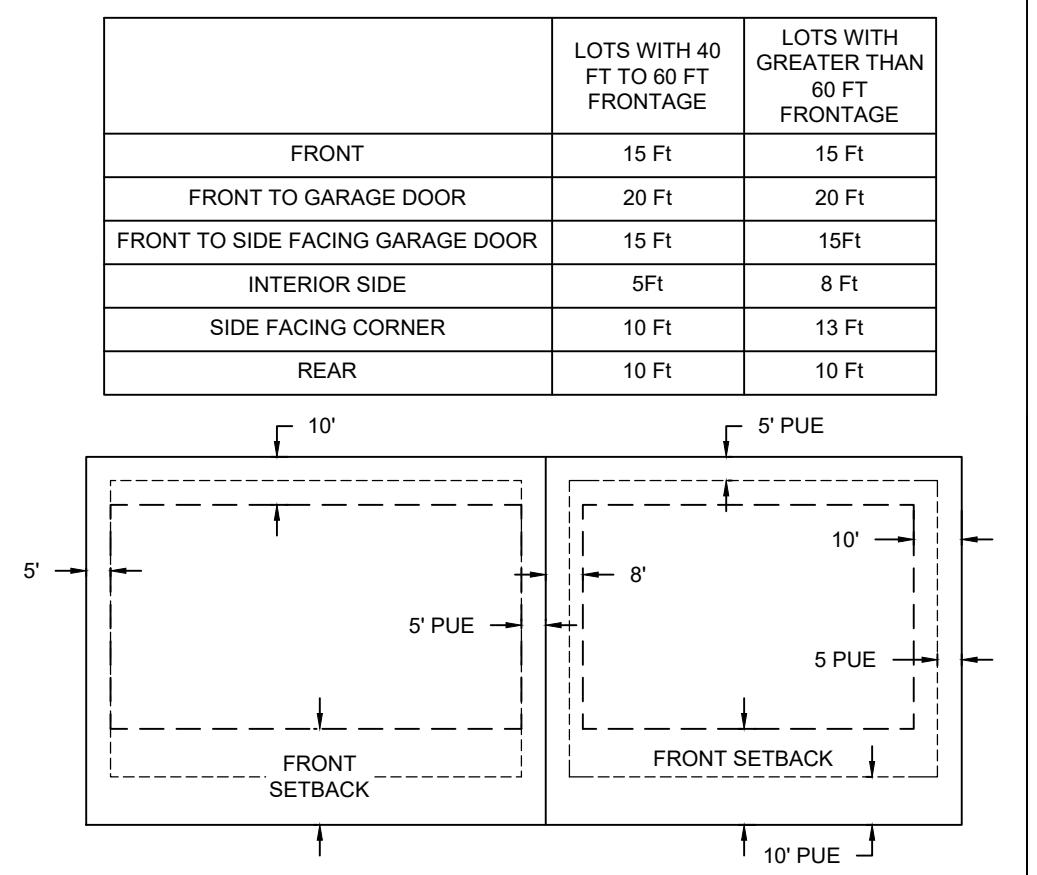
SURVEYOR'S CERTIFICATE
I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N01°43'05"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 31); THENCE N05°56'12"W ALONG THE SECTION LINE BETWEEN SECTIONS 5 AND 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (ALSO BEING THE WEST LINE OF THE **BEN LOMOND ESTATES NO. 1** SUBDIVISION) 1167.76 FEET; THENCE N88°51'55"W 9.33 FEET; THENCE S00°31'47"W ALONG THE WESTERLY LINE OF **LACEY LANE SUBDIVISION** AND THE WESTERLY LINE OF **HUNTING CREEK SUBDIVISION NO. 3** SUBDIVISION 685.73 FEET TO THE NORTH LINE OF THE **HUNTING CREEK SUBDIVISION NO. 1** SUBDIVISION; THENCE N89°36'23"W ALONG SAID NORTH LINE 722.19 FEET; THENCE N00°31'47"E 113.22 FEET; THENCE N50°36'46"E 82.10 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 7.68 FEET WITH A RADIUS OF 34.00 FEET THROUGH A CENTRAL ANGLE OF 12°56'09"; CHORD: N32°55'10"W 7.68 FEET; THENCE N26°27'05"W 382.33 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.71 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; CHORD: N18°32'55"E 14.41 FEET; THENCE N63°32'55"E 149.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 252.97 FEET WITH A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 63°01'08"; CHORD: N32°02'21"E 240.41 FEET; THENCE N00°31'47"E 667.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 61.25 FEET WITH A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 26°59'38"; CHORD: N12°58'02"W 60.68 FEET; THENCE N26°27'51"W 246.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.92 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 96°56'08"; CHORD: N22°00'13"E 14.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 501.97 FEET WITH A RADIUS OF 1464.00 FEET THROUGH A CENTRAL ANGLE OF 19°38'44"; CHORD: N80°17'39"E 499.52 FEET; THENCE S89°52'59"E 40.72 FEET; THENCE N85°21'23"E 72.29 FEET; THENCE N89°36'23"W 107.70 FEET TO THE POINT OF BEGINNING."
CONTAINS: ±27.49 ACRES
1,197,266 SQ. FT.

DATE SURVEYOR
(See Seal Below)

SETBACK TABLES AND DETAILS			
TOWNHOMES			
LOTS 254-274			
	ALLEY LOADED WITH DRIVEWAY	ALLEY LOADED WITHOUT DRIVEWAY	FRONT LOADED
FRONT	10 Ft	10 Ft	15 Ft
SIDE FACING CORNER	10 Ft	10 Ft	10 Ft
INTERIOR DISTANCE BETWEEN PLEX GROUP	10 Ft	10 Ft	10 Ft
FRONT GARAGE			20 Ft
REAR			10 Ft
REAR-GARAGE WITH DRIVEWAY	18 Ft		
REAR-GARAGE WITHOUT DRIVEWAY		3 Ft	

SINGLE FAMILY LOTS	
LOTS 275-410	
FRONT	LOTS WITH 40 FT TO 60 FT FRONTAGE
FRONT	LOTS WITH GREATER THAN 60 FT FRONTAGE
FRONT TO SIDE GARAGE DOOR	15 Ft
FRONT TO SIDE GARAGE DOOR	20 Ft
FRONT TO SIDE GARAGE DOOR	20 Ft
INTERIOR SIDE	15 Ft
SIDE FACING CORNER	8 Ft
REAR	10 Ft
REAR	15 Ft



MAKE
DEDICATION
SIMILAR TO THE
ONE USED FOR
BEN LOMOND
PHASE 2A

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE **HOME OWNERS ASSOCIATION**, WITH A REGISTERED ADDRESS OF _____

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

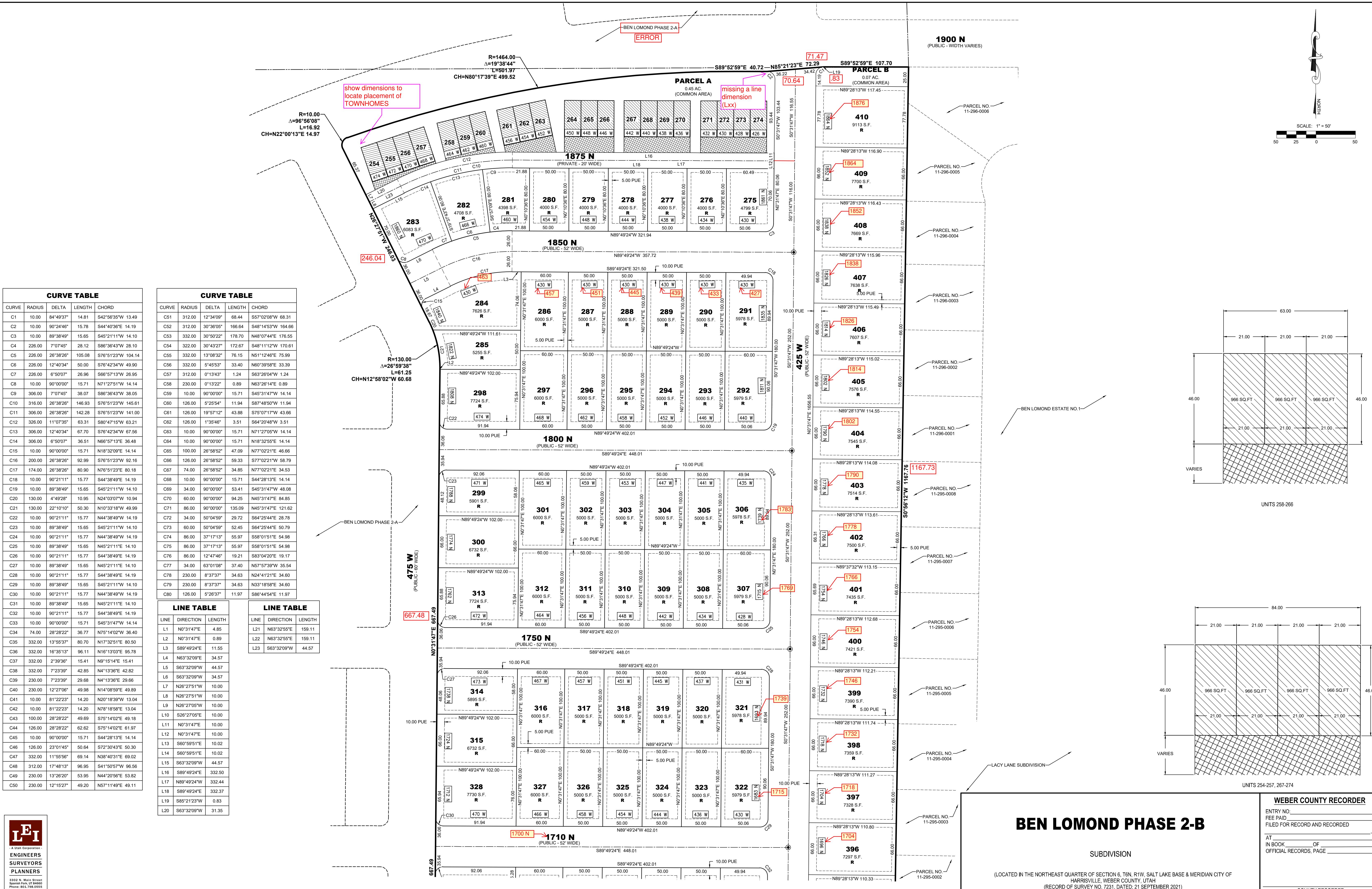
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

BEN LOMOND PHASE 2-B

SUBDIVISION
(LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)

SCALE: 1" = 100'
SHEET 1 OF 3

CITY ENGINEER APPROVAL	WEBER COUNTY SURVEYOR	HARRISVILLE CITY ATTORNEY	CITY COUNCIL	WEBER COUNTY RECORDER
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.	I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 THEROF.	I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF HARRISVILLE CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS _____ DAY OF _____, 20____.	THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HARRISVILLE CITY THIS DAY OF _____, 20____.	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____
BY: CITY ENGINEER DATE	BY: CHAIR PLANNING COMMISSION	SIGNED THIS _____ DAY OF _____ WEBER COUNTY SURVEYOR RECORD OF SURVEY # 7231	BY: MAYOR DATE	AT: IN BOOK _____ OF _____ OFFICIAL RECORDS, PAGE _____
		CITY ATTORNEY DATE	ATTEST: CITY ATTORNEY DATE	COUNTY RECORDER DATE



EN IOMOND PHASE 2-B

EDITION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, T6N, R1W, SALT LAKE BASE & MERIDIAN CITY OF HARRISVILLE, WEBER COUNTY, UTAH

COUNTY RECORDER

WEBER COUNTY RECORDER

RY NO: _____
PAID _____

20K 25

BOOK _____ OF _____
SPECIAL RECORDS, PAGE _____

COUNTY RECORDER

COUNTY RECORDER

For more information, contact the Office of the Vice President for Research and Economic Development at 319-273-2500 or research@uiowa.edu.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	10.00	84°49'37"	14.81
C2	10.00	90°24'46"	15.78
C3	10.00	89°38'49"	15.65
C4	226.00	7°07'45"	28.12
C5	226.00	26°38'26"	105.08
C6	226.00	12°40'34"	50.00
C7	226.00	6°50'07"	28.96
C8	10.00	90°00'00"	15.71
C9	306.00	7°07'45"	38.07
C10	316.00	26°38'26"	146.93
C11	306.00	26°38'26"	142.28
C12	326.00	11°07'45"	63.31
C13	306.00	12°40'34"	67.70
C14	306.00	6°50'07"	36.51
C15	10.00	90°00'00"	15.71
C16	200.00	26°38'26"	92.99
C17	174.00	26°38'26"	80.90
C18	10.00	90°21'11"	15.77
C19	10.00	89°38'49"	15.65
C20	130.00	4°49'26"	10.95
C21	130.00	22°10'10"	50.30
C22	10.00	90°21'11"	15.77
C23	10.00	89°38'49"	15.65
C24	10.00	90°21'11"	15.77
C25	10.00	89°38'49"	15.65
C26	10.00	90°21'11"	15.77
C27	10.00	89°38'49"	15.65
C28	10.00	90°21'11"	15.77
C29	10.00	89°38'49"	15.65
C30	10.00	90°21'11"	15.77
C31	10.00	89°38'49"	15.65
C32	10.00	90°21'11"	15.77
C33	10.00	90°00'00"	15.71
C34	74.00	28°28'22"	36.77
C35	332.00	13°53'27"	80.70
C36	332.00	16°35'13"	96.11
C37	332.00	2°39'36"	15.41
C38	332.00	7°23'30"	42.85
C39	230.00	7°23'30"	29.68
C40	230.00	12°27'06"	49.98
C41	10.00	81°22'23"	14.20
C42	10.00	81°22'23"	14.20
C43	100.00	28°28'22"	49.69
C44	126.00	28°28'22"	62.62
C45	10.00	90°00'00"	15.71
C46	126.00	23°14'45"	50.64
C47	332.00	11°55'56"	69.14
C48	312.00	17°48'13"	96.95
C49	230.00	13°26'20"	53.95
C50	230.00	12°15'27"	49.20

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C51	312.00	12°34'09"	68.44	S57°02'08" W 68.31
C52	312.00	30°36'05"	166.64	S48°14'53" W 164.66
C53	332.00	30°50'22"	178.70	N48°07'44" E 176.55
C54	322.00	30°43'27"	172.67	S48°11'12" W 170.61
C55	332.00	13°08'32"	76.15	N51°11'24" E 75.99
C56	332.00	5°45'53"	33.40	N60°39'58" E 33.39
C57	312.00	0°13'43"	1.24	S63°26'04" W 1.24
C58	230.00	0°13'22"	0.89	N63°26'14" E 0.89
C59	10.00	90°00'00"	15.71	S45°31'47" W 14.14
C60	126.00	5°25'54"	11.94	S87°48'50" W 11.94
C61	126.00	19°57'12"	43.88	S75°07'17" W 43.66
C62	126.00	1°35'46"	3.51	S64°20'48" W 3.51
C63	10.00	90°00'00"	15.71	N71°27'05" W 14.14
C64	10.00	90°00'00"	15.71	N18°32'55" W 14.14
C65	100.00	26°58'52"	47.09	N77°02'21" E 46.66
C66	126.00	26°58'52"	59.33	S77°02'21" W 58.79
C67	74.00	26°58'52"	34.85	N77°02'21" E 34.53
C68	10.00	90°00'00"	15.71	S44°28'13" W 14.14
C69	34.00	90°00'00"	53.41	S45°31'47" W 48.08
C70	60.00	90°00'00"	94.25	N45°31'47" W 84.85
C71	86.00	90°00'00"	135.93	N45°31'47" E 121.62
C72	34.00	50°04'59"	29.72	S64°25'44" E 28.78
C73	60.00	50°04'59"	52.45	S64°25'44" E 50.79
C74	86.00	37°17'13"	55.97	S58°01'51" E 54.98
C75	86.00	37°17'13"	55.97	S58°01'51" E 54.98
C76	86.00	12°47'46"	19.21	S83°04'20" E 19.17
C77	34.00	63°01'08"	37.40	N57°57'39" W 35.54
C78	230.00	8°37'37"	34.63	N24°41'21" E 34.60
C79	230.00	8°37'37"	34.63	N33°18'58" E 34.60
C80	126.00	5°26'37"	11.97	S86°44'54" E 11.97

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°31'47" E 103.69	4.85
L2	N63°32'55" E 159.11	0.89
L3	S89°49'24" E 11.55	
L4	N63°32'09" W 34.57	
L5	S63°32'09" W 44.57	
L6	S63°32'09" W 34.57	
L7	N26°27'51" W 10.00	
L8	N26°27'51" W 10.00	
L9	N26°27'05" W 10.00	
L10	S26°27'05" E 10.00	
L11	N0°31'47" E 10.00	
L12	N0°31'47" E 10.00	
L13	S60°59'51" E 10.02	
L14	S60°59'51" E 10.02	
L15	S63°32'09" W 44.57	
L16	S89°49'24" E 332.50	
L17	N69°49'24" E 332.44	
L18	S89°49'24" E 332.37	
L19	S85°21'23" W 0.83	
L20	S63°32'09" W 31.35	

LINE TABLE

LINE	DIRECTION	LENGTH
382	82.6 S.F. R	5.00 PUE
383	7110 S.F. R	5.00 PUE
384	70791 S.F. R	5.00 PUE
385	7068 S.F. R	5.00 PUE
386	7056 S.F. R	5.00 PUE
387	7056 S.F. R	5.00 PUE

LEI

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MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2**
Preliminary Plat Review

Date: May 8, 2025

Our office has completed a review of the preliminary subdivision plat for the referenced subdivision. This preliminary plat is for the next phase of the townhome portion of the mixed-use development located at approximately 1300 North Washington Blvd. The plat includes 71 townhomes units on the south side of 1300 North and 23 townhomes units on the north side of 1300 North. No new public right-of-way will be dedicated with this phase and all new roadways will be private. We recommend preliminary approval of the plat at this time with the following comments to be resolved with the City's Administrative Land Use Authority prior to final approval:

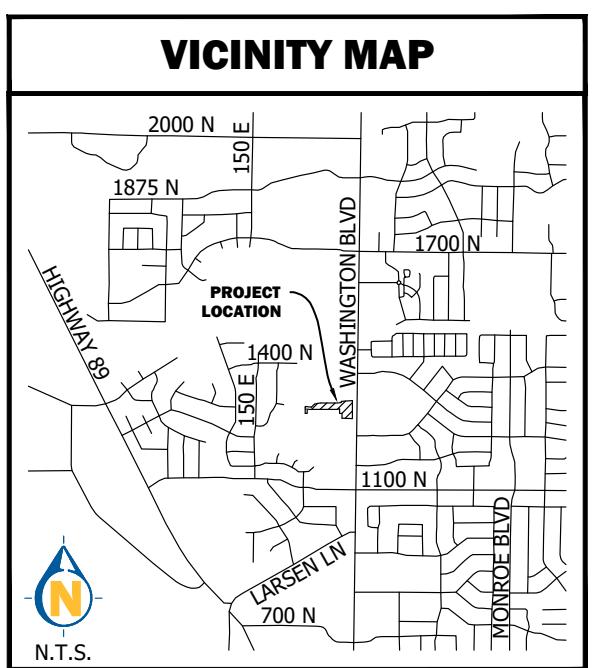
1. Add street numbers to the roads (courts) on the north side of 1300 North.
2. Update the subdivision plat and dedication for Phase 2 to reflect the recorded Phase 1 plat.
3. A Letter of Map Revision (LOMR) will need to be submitted to FEMA to revise the floodplain shown on the plat. This should be done before recording the plat and the new location of the floodplain should be shown.
4. Submit the plat to the Weber County Surveyor's office for review and receive approval.
5. Submit a landscape plan for this phase per the requirements of the MDA.
6. Obtain final approval of the subdivision improvement drawings from the City's Administrative Land Use Authority.
7. Obtain all will serve/final approval letters from outside agencies (Bona Vista, Pineview Water, RMP, Enbridge, North View Fire).

Please let us know if you have any questions.

DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2

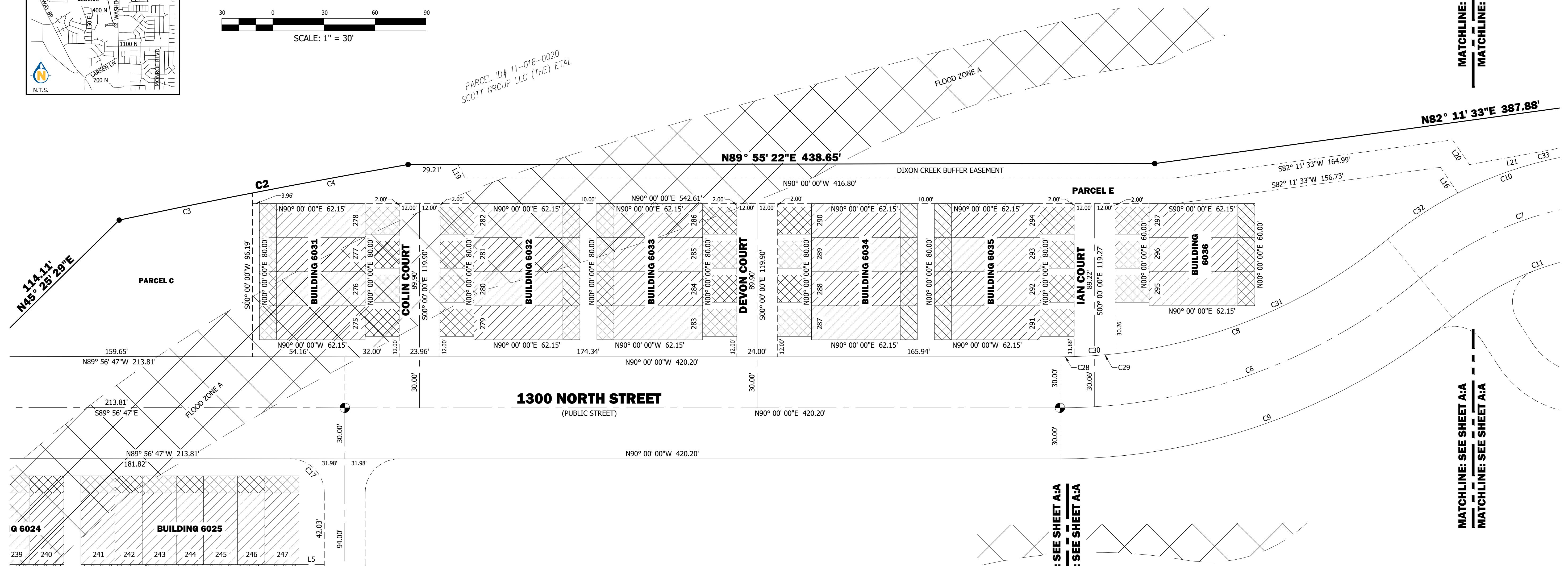
AMENDING PARCELS A AND B OF DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH
APRIL 2024



SCALE: 1" = 30'

PARCEL ID# 11-016-0020
SCOTT GROUP LLC (THE) ETAL



BUILDING 6031	
UNIT	ADDRESS
275	268 EAST COLIN COURT
276	270 EAST COLIN COURT
277	272 EAST COLIN COURT
278	274 EAST COLIN COURT

BUILDING 6034	
UNIT	ADDRESS
287	312 EAST DEVON COURT
288	314 EAST DEVON COURT
289	316 EAST DEVON COURT
290	318 EAST DEVON COURT

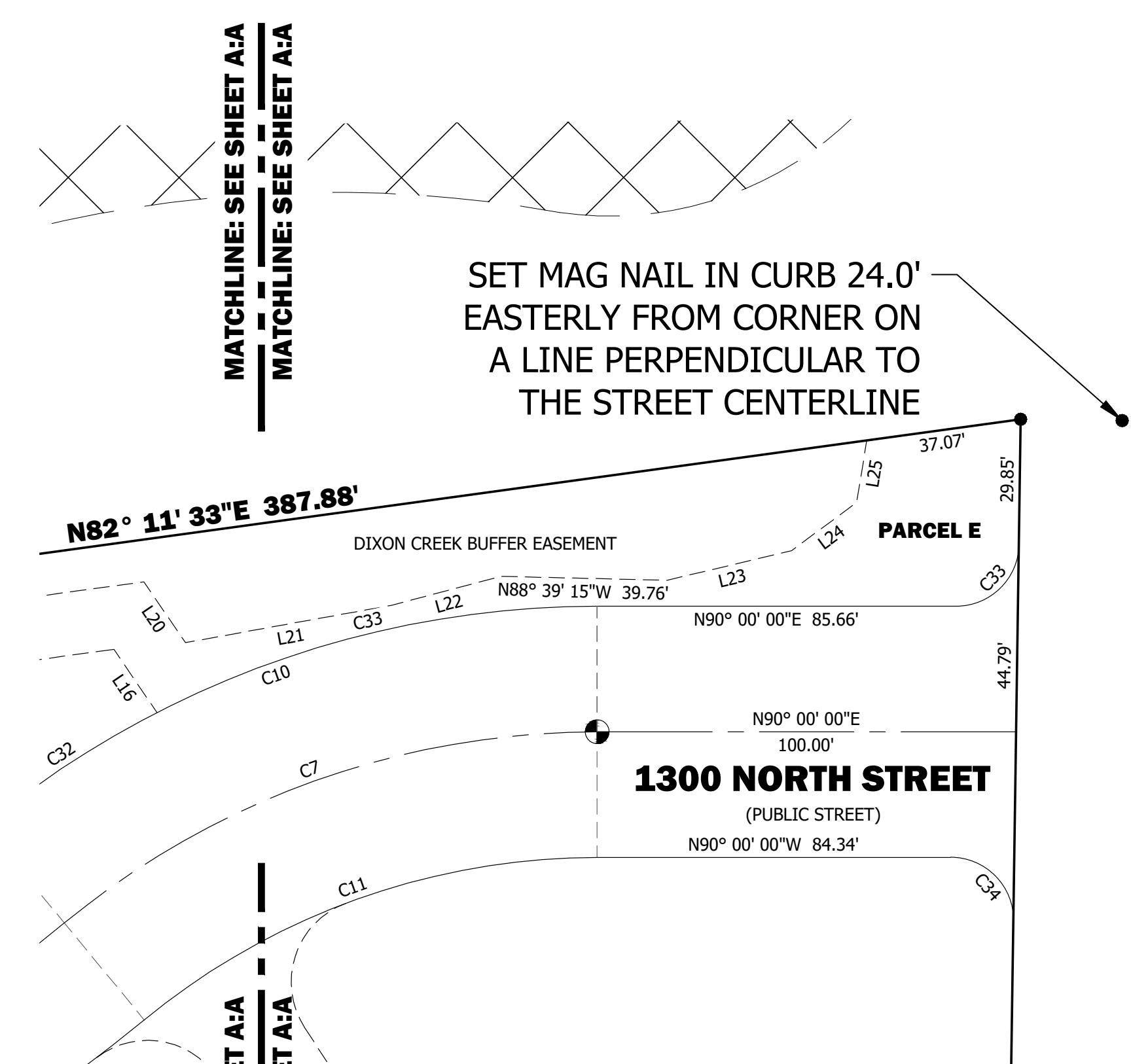
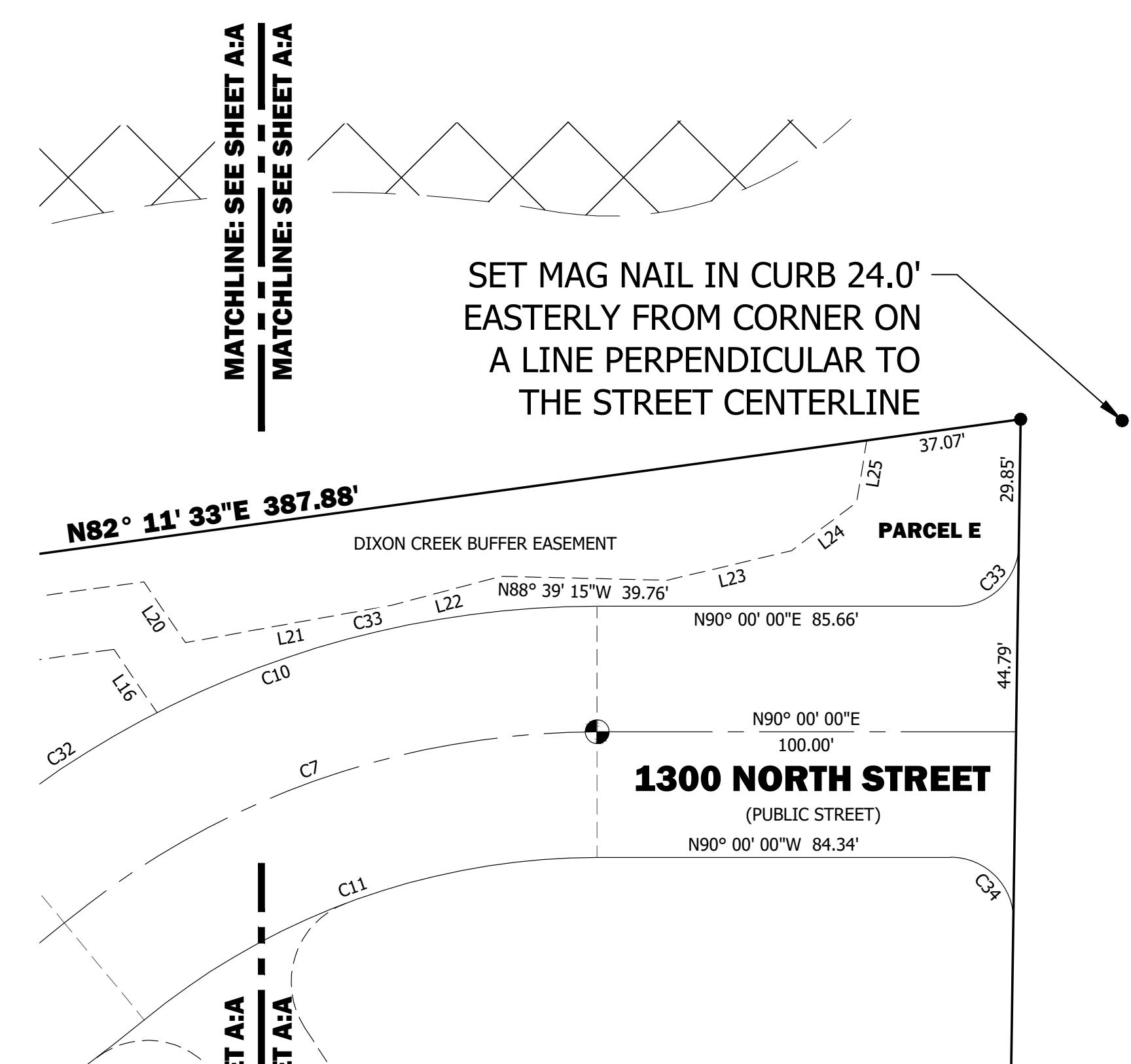
BUILDING 6032	
UNIT	ADDRESS
279	286 EAST COLIN COURT
280	288 EAST COLIN COURT
281	290 EAST COLIN COURT
282	292 EAST COLIN COURT

BUILDING 6035	
UNIT	ADDRESS
291	322 EAST IAN COURT
292	324 EAST IAN COURT
293	326 EAST IAN COURT
294	328 EAST IAN COURT

BUILDING 6033	
UNIT	ADDRESS
283	292 EAST DEVON COURT
284	294 EAST DEVON COURT
285	296 EAST DEVON COURT
286	298 EAST DEVON COURT

BUILDING 6036	
UNIT	ADDRESS
295	340 EAST IAN COURT
296	342 EAST IAN COURT
297	344 EAST IAN COURT

LEGEND	
PROPERTY LINE	—
UNIT LINE	—
ADJACENT PROPERTY	—
ROAD CENTERLINE	—
SECTION LINE	—
TIE TO MONUMENT	—
EASEMENT LINE	—
PRIVATE AREA	▨
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	▨
LIMITED COMMON AREA	▨
RECORD CALLS ()	●
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○
STREET MONUMENT	●



MATCHLINE: SEE SHEET A:A

MATCHLINE: SEE SHEET A:A

MATCHLINE: SEE SHEET A:A

MATCHLINE: SEE SHEET A:A

DIXON CREEK TOWNHOMES SUBDIVISION PHASE 2

AMENDING PARCELS A AND B OF DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,

TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

HARRISVILLE CITY, WEBER COUNTY, UTAH

APRIL 2024

LEGEND

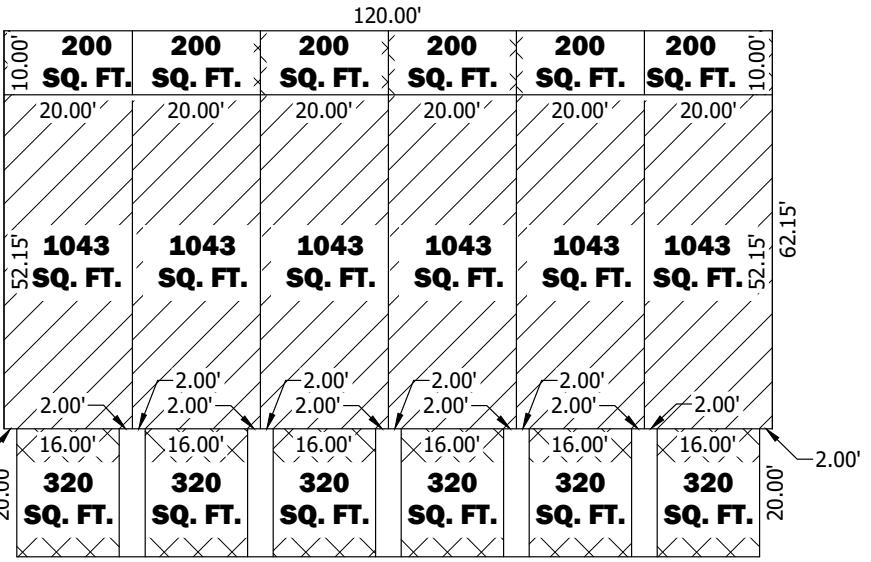
PRIVATE AREA	
COMMON AREA P.U.E. & M.U.E., LESS PUBLIC R.O.W.	
LIMITED COMMON AREA	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	700.00'	132.20'	010° 49' 16"	S84° 35' 22"E	132.01
C2	4293.53'	172.84'	002° 18' 24"	N79° 07' 10"E	172.83
C3	4293.53'	79.97'	001° 04' 02"	S78° 29' 59"W	79.97
C4	4293.53'	92.87'	001° 14' 22"	S79° 39' 11"W	92.87
C5	730.00'	137.87'	010° 49' 16"	S84° 35' 22"E	137.67
C6	333.00'	229.42'	039° 28' 28"	N70° 15' 46"E	224.91
C7	200.00'	137.79'	039° 28' 28"	S70° 15' 46"W	135.08
C8	303.00'	208.75'	039° 28' 28"	N70° 15' 46"E	204.65
C9	363.00'	250.09'	039° 28' 28"	N70° 15' 46"E	245.18
C10	230.00'	158.46'	039° 28' 28"	S70° 15' 46"W	155.35
C11	170.00'	117.12'	039° 28' 28"	S70° 15' 46"W	114.82
C12	760.00'	143.54'	010° 49' 16"	S84° 35' 22"E	143.32
C13	760.00'	73.24'	005° 31' 18"	S81° 56' 23"E	73.21
C14	760.00'	70.29'	005° 17' 58"	S87° 21' 01"E	70.27
C15	49.00'	19.60'	022° 55' 16"	S40° 47' 15"W	19.47
C16	32.00'	50.27'	090° 00' 00"	S45° 00' 00"W	45.25
C17	20.00'	31.40'	089° 56' 47"	N44° 58' 24"W	28.27
C18	20.00'	31.42'	090° 00' 00"	N45° 00' 00"E	28.28
C19	44.00'	69.11'	089° 59' 54"	S45° 00' 03"W	62.22
C20	10.00'	15.71'	090° 00' 00"	S45° 00' 00"W	14.14
C21	10.00'	15.71'	090° 00' 00"	N45° 00' 00"W	14.14
C22	20.00'	31.42'	090° 00' 00"	N45° 00' 00"E	28.28
C23	20.00'	31.42'	090° 00' 00"	N45° 00' 00"E	28.28
C24	20.00'	31.42'	090° 00' 00"	S45° 00' 00"W	28.28
C25	20.00'	31.42'	090° 00' 00"	N45° 00' 00"W	28.28
C26	4.00'	6.28'	090° 00' 00"	N45° 00' 00"E	5.66
C27	4.00'	6.28'	090° 00' 00"	N45° 00' 00"W	5.66
C28	303.00'	8.40'	001° 35' 16"	N89° 12' 22"E	8.40
C29	303.00'	12.08'	002° 17' 05"	N85° 00' 17"E	12.08
C30	303.00'	24.06'	004° 32' 59"	N86° 08' 14"E	24.05
C31	303.00'	176.30'	033° 20' 13"	N67° 11' 38"E	173.82
C32	230.00'	49.39'	012° 18' 15"	S56° 40' 39"W	49.30
C33	15.00'	23.34'	089° 09' 45"	N45° 25' 08"E	21.06
C34	15.00'	23.78'	090° 50' 15"	N44° 34' 52"W	21.37
C35	20.00'	3.01'	008° 37' 37"	N85° 41' 12"E	3.01

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C36	20.00'	28.40'	081° 22' 23"	N40° 41' 12"E	26.08
C37	44.00'	1.61'	002° 05' 57"	S88° 57' 02"W	1.61
C38	44.00'	3.41'	004° 26' 28"	S85° 40' 49"W	3.41
C39	44.00'	16.88'	021° 59' 04"	S72° 28' 03"W	16.78
C40	20.00'	28.40'	081° 22' 23"	N40° 41' 12"E	26.08
C41	20.00'	3.01'	008° 37' 37"	N85° 41' 12"E	3.01
C42	44.00'	31.90'	041° 32' 36"	S40° 42' 14"W	31.21
C43	20.00'	3.01'	008° 37' 37"	S85° 41' 12"W	3.01
C44	20.00'	28.40'	081° 22' 23"	S40° 41' 12"W	26.08
C45	44.00'	15.31'	019° 55' 49"	S09° 58' 01"W	15.23
C46	20.00'	28.40'	081° 22' 23"	S40° 41' 12"E	26.08
C47	20.00'	3.01'	008° 37' 37"	S85° 41' 12"E	3.01
C48	20.00'	3.01'	008° 37' 37"	N85° 41' 12"E	3.01
C49	20.00'	28.40'	081° 22' 23"	N40° 41' 12"E	26.08

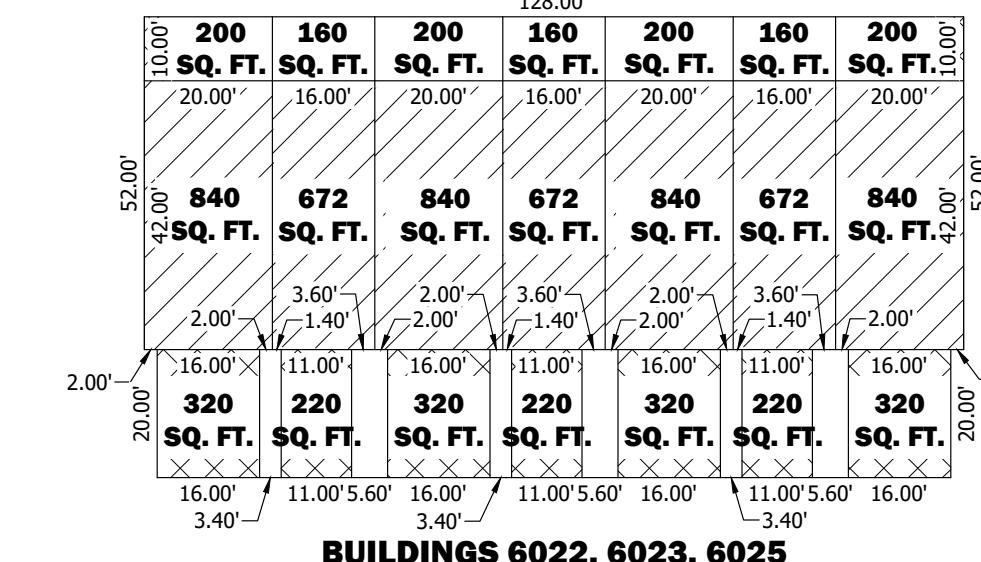
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HARRISVILLE CITY, WEBER COUNTY, UTAH
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FRONT OF BUILDING (TYPICAL)

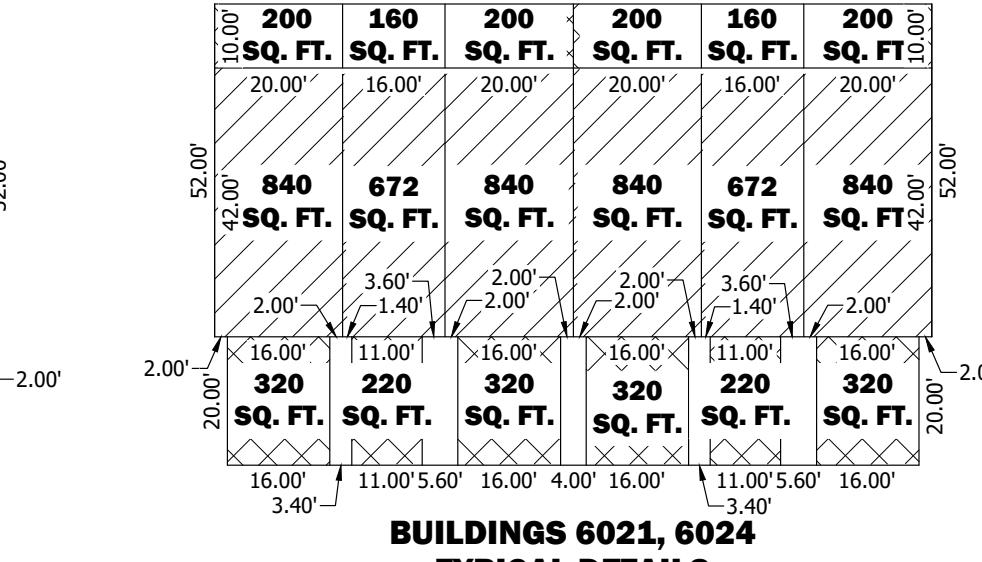


BUILDINGS 6019, 6026, 6029 TYPICAL DETAILS

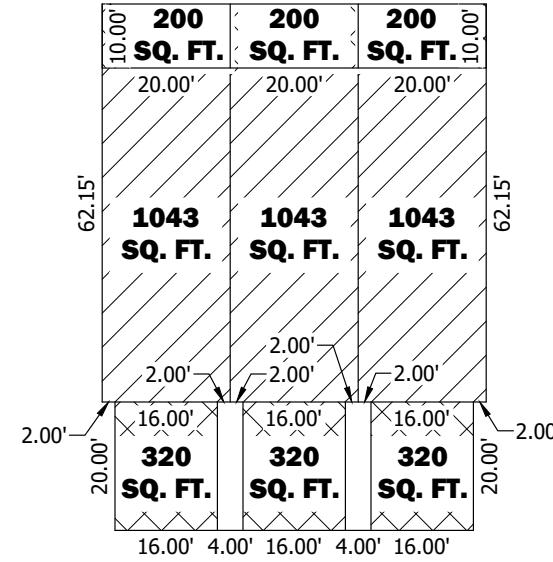
FRONT OF BUILDING (TYPICAL)



FRONT OF BUILDING (TYPICAL)



FRONT OF BUILDING (TYPICAL)



BUILDINGS 6036 TYPICAL DETAIL

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S79° 10' 44"E	29.45'
L21	S79° 45' 03"W	49.95'
L2	S79° 10' 44"E	24.20'
L3	S79° 10' 44"E	18.94'
L4	N27° 29' 50"W	15.16'
L23	S76° 36' 18"W	30.50'
L5	S90° 00' 00"W	15.00'
L6	N90° 00' 00"W	15.00'
L7	N90° 00' 00"E	14.00'
L8	N90° 00' 00"W	14.00'
L9	N90° 00' 00"W	15.00'
L10	S41° 29' 55"E	22.64'
L11	S86° 22' 33"E	15.03'
L12	N42° 11' 09"E	21.46'
L13	N22° 37' 12"E	13.00'
L14	N26° 33' 54"W	11.18'
L15	N47° 35' 44"W	10.38'
L16	N34° 16' 41"W	18.27'
L17	S90° 00' 00"E	15.00'
L18	S90° 00' 00"E	15.00'
L19	N27° 56' 05"W	9.00'
L20	N34° 16' 41"W	17.58'

LINE TABLE

LINE #	DIRECTION	LENGTH
C36	20.00'	28.40'
C37	44.00'	1.61'
C38	44.00'	3.41'
C39	44.00'	16.88'
C40	20.00'	28.40'
C41	20.00'	3.01'
C42	44.00'	31.90'
C43	20.00'	3.01'
C44	20.00'	28.40'
C45	44.00'	15.31'
C46	20.00'	28.40'
C47	20.00'	3.01'
C48	20.00'	3.01