



HARRISVILLE CITY

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

PLANNING
COMMISSION:

Angie Francom
Chad Holbrook
Isaac Thomas
Christina Palmer
Ruben Morales

Harrisville City Planning Commission
Harrisville City Offices
363 W Independence Blvd – Harrisville
Wednesday, March 11, 2026

AGENDA

[Zoom Meeting Link](#)

Meeting ID: 870 0260 4042

Passcode: 404635

6:00 PM WORK SESSION

1. **DISCUSSION:** Ordinance 569 – General Plan Amendments.

7:00 PM MEETING

1. **CALL TO ORDER**
2. **CONSENT APPROVAL** – of Planning Commission meeting minutes from February 11, 2026.
3. **DISCUSSION/ACTION/RECOMMEND** – to grant Preliminary Plat Approval for Ben Lomond Views Phase 2A Subdivision Amendment located at approximately 1800 North Highway 89.
4. **DISCUSSION/ACTION/RECOMMEND** – to grant recommended Conditional Use Permit #151 for sale and rental of equipment located at approximately 2458 N Highway 89.
5. **DISCUSSION/ACTION/RECOMMEND** – to grant recommended Conditional Use Permit #152 for home occupation – esthetician studio located at approximately 362 East 1275 North.
6. **DISCUSSION/ACTION/RECOMMEND** – to grant recommended Conditional Use Permit #153 for home occupation – produce stand located at approximately 161 West 2150 North.
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.harrisvillecity.gov, and at the Utah Public Meeting Notice Website at <http://pnm.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 at least three (3) business days prior to any meeting.



Harrisville City Planning Commission Minutes

Harrisville City Offices

363 W Independence Blvd – Harrisville

Wednesday, February 11, 2026 – 7:00 pm

Commissioners: Chad Holbrook, Vice Chair
Isaac Thomas
Christina Palmer
Ruben Morales

Staff: Jennie Knight, City Administrator
Sarah Wichern, City Planner
Cynthia Benson, Deputy Recorder

Excused: Angie Francom, Chair, Bryan Fife, Public Works Director.

Visitors: Airon Jones, Justin Jones.

1. CALL TO ORDER

Commissioner Holbrook called the meeting to order and excused Chair Francom. He welcomed Ruben Morales to the Planning Commission and all those in attendance.

2. OATH OF OFFICE

Oath of offices were administered to Chad Holbrook and Ruben Morales.

3. CONSENT APPROVAL – of Planning Commission meeting minutes from January 14, 2026.

MOTION: Commissioner Thomas motioned to approve meeting minutes from January 14, 2026. Commissioner Palmer seconded the motion.

Chad Holbrook	Yes
Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

4. DISCUSSION/ACTION/RECOMMEND – to grant recommended Conditional Use Permit #150 for a home occupation located at approximately 1967 N 275 W.

Sarah Wichern, City Planner, reminded the commissioners that the goal with a conditional use permit for a home occupation is to verify the home occupation does not change the residential neighborhood operations.

Airon Jones, applicant, explained she received her cosmetology license in Salt Lake. With her current work schedule, she has decided to get back into doing cosmetology. She plans to complete lash treatments, facials, body care, and body waxing in her home which fall under her current licensing. She will start with one client at a time. She plans on using one room in her home with access to a restroom which is state board regulated. There is one parking stall for clientele which

is already assigned to her address.

Commissioner Holbrook asked what hours she tends to have clientele. Ms. Jones replied she was not quite sure yet, but she is thinking from 10pm to 5pm. Commissioner Holbrook continued by asking if this will turn into her primary job or will she still be working at her current employ. Ms. Jones replied she would still work at her current employ. This would be part-time. She desires to start out by offering services in the afternoons, Friday and Saturday, ending by 5-6pm. Her goal is to work 3 to 4 days a week.

Commissioner Holbrook asked if there would be any selling of products. Ms. Jones said she has her wholesale license with the state. Jennie Knight, City Administrator, the city does not generally prohibit the sale of a product to a client given service. However, the city would prohibit the sale of products as a retail distribution center. Ms. Jones clarified she would sell to her client's basic skin care items such as facial treatments, moisturizers, conditioners, etc.

Ms. Jones stated she did receive HOA approval for her home occupation. She asked if the sign she had planned on displaying was approved by the city. She displayed a small 12" by 18" yard sign with her business logo on it. Ms. Wichern responded by saying the signage would be whatever the HOA requires. She read HCMC §11.23.070(i) Zone Regulations – Name Plates. *One (1) name plate for each dwelling unit, not exceeding two (2) square feet in area, indicating the name of the occupant, and/or a permitted home occupation.* The signage displayed falls under this requirement and is approved.

Ms. Wichern continued her memo reviewing expectations of a home occupation. She found no reason this home occupation would interference with neighbors. The hours of operation could be from 7am to 10pm with no exterior lighting. The room can be no more than 300 sq feet for the use. If in the future Ms. Jones proposes permanent makeup she would need to be in compliance with Weber Morgan Health requirements. She is required to obtain a business license from Harrisville and any state agency licensing. Recommendations are to comply with outlined regulations in the memo, one client at a time, and use of designated parking space.

Commissioner Morales asked if the home occupation requires any inspections. Ms. Knight explained the home occupation will require inspections from the fire department and police department as part of the business license application.

MOTION: Commissioner Palmer motioned to grant recommended Conditional Use Permit #150 for a home occupation located at approximately 1967 N 275 W subject to Staff Report dated February 5, 2026, Harrisville City Municipal Code, and any other staff or agency requirements. Commissioner Morales seconded the motion.

Chad Holbrook	Yes
Isaac Thomas	Yes
Christina Palmer	Yes
Ruben Morales	Yes

The motion passed with all voting in the affirmative.

Commissioner Holbrook informed Ms. Jones there is an appeal process which will last 15 days.

Staff will contact the applicant after the appeal process is complete.

5. DISCUSSION – General Plan Amendments.

Ms. Wichern explained her desire to have a discussion with the commissioners about accessory dwelling units in order to define an ordinance which works for Harrisville. Her recommendations are from the Land Use Institute. She began the discussion by reviewing the definitions of the different types of accessory dwelling units.

Accessory Dwelling Unit (ADU) – A self-contained residential dwelling unit that is secondary to a primary dwelling on the same lot. An ADU includes independent living facilities for one household, including a kitchen, bathroom, and sleeping area. They must have a kitchen and be a livable space.

Accessory Dwelling Unit – Internal – An ADU located entirely within the existing footprint of the primary dwelling (e.g., basement, attic, or interior conversion) and not involving an expansion of the building footprint.

Accessory Dwelling Unit – Attached – An ADU that is physically attached to the primary dwelling but located partially or entirely outside the original footprint of the primary dwelling (e.g., an addition or attached garage conversion).

Accessory Dwelling Unit – Detached – An ADU located in a separate, freestanding structure on the same lot as the primary dwelling and not physically attached to it.

The first item she wanted to discuss was the number of ADUs permitted per lot. Most cities allow just one. The Land Use Institute suggested permitting more. Considerations if we wanted to allow more than one (1) ADU would be lot size, parking, setbacks, and lot coverage. She would not recommend two (2) ADU's on anything smaller than a half-acre, preferably a full acre.

Commissioner Morales asked if the ADU's would be kept within a family unit. Ms. Wichern said the ADU's could be rented to anyone. However, one of the buildings on the property must be owner-occupied. The idea behind this is the unit will be well maintained, well managed, and looked after because the owner is on the property. Also, creating a rental unit with a primary unit will help with affordability.

The next topic for discussion was location and setbacks. Currently the city code we allow for accessory structures. As long as they meet this code, then the dwelling would not be infringing upon the neighboring property any more than what was already allowed. She reviewed HCMC §11.09.030 – Accessory Building Development standards including position of the dwelling, setbacks, and privacy. Her recommendation is to include language stating a privacy wall would need to be placed along the property line.

Commissioner Morales asked how utility easements work in reference to building so close to the property line. Ms. Knight answered it is the property owner's responsibility to contact all utility entities possibly using the easement. They would need to obtain documentation stating the easement is not utilized by each utility entity in order for the city to consider vacating the easement for building purposes. The reason for the easement is because utilities used to be placed above

ground between lots. Now they are typically underground in front of the lot. The city does not see a lot of these old easements utilized by the utility entities. Ms. Wichern added she anticipates the ADU code would follow this same practice. If the owner wishes to build within an easement, then they would need to go through the process of obtaining the ability to do so.

Ms. Wichern said in the current ADU code side yard setback may be one (1) foot from a property line, except buildings with metal roofs shall be three (3) feet from any lot line. Ms. Knight said something to consider within code, if one property owner has an ADU on the property that is one (1) foot off property line, then the adjacent property owner cannot build next to it with the same setback. Due to this, the commissioners may want to consider placing something in the code for the ADU's not to be side by side. Ms. Wichern said fire code is six (6) feet. Maybe adding a three (3) feet setback in order to maintain this requirement would be appropriate.

Ms. Wichern moved to the next discussion topic of lot size and maximum ADU size. She gave examples of how with a larger lot, a larger ADU could be built. Commissioner Holbrook asked for her definition of larger. Ms. Wichern clarified that the ADU is larger than the main dwelling. However, in some circumstances, a newly built dwelling could become the primary dwelling for the lot and the existing dwelling become the ADU. Ms. Knight said there are certainly existing internal dwelling units being utilized this way. As long as the owner-occupied requirements are met, she does not see a reason this cannot occur.

Ms. Knight said in our current code, HCMC §11.20.260 – Internal ADU, lot size states an internal accessory dwelling is not allowed on anything smaller than 6,000 sq feet. If the ADU lot size is anything but 6,000 sq feet, then the Internal ADU code would need to be changed as well. After some discussion with parking considerations and examples of various possibilities with ADU's on a lot, the commissioners decided the minimum lot size would be 6,000 sq ft.

Ms. Wichern added her recommendation to limit coverage on parcels in order to maintain a balance. Her thought is all ADU's would not exceed ten percent (10%) of the lot area or the gross floor area of the primary dwelling whichever is less while maintaining a subordinate look. Discussion occurred on whether to utilize current code standards for detached ADU lot coverage which is twenty-five percent (25%) or to utilize the recommended ten percent (10%). Ms. Wichern gave an example of the recommended ten percent (10%). On a third acre lot of 15,000 sq ft you could only have a 1,500 sq feet ADU which is equivalent to a three-bedroom apartment.

Ms. Wichern moved onto building restrictions. The current height restriction for the ADU is 25-foot and a primary dwelling is 35-feet. These can be found in HCMC §11.09.020 – Main Building Development Standards. The ADU cannot exceed the height of the main dwelling. She asked if the commission would want a percentage instead. For example, a two-story building is roughly 25 ft. The restriction would be to a single story with attic access or approximately ninety percent (90%). She continued with other examples of esthetics for roof lines along with other possible restrictions such as removing 2-story dwellings altogether. They also discussed examples of appearances within the neighborhood including no dormers, windows, or doors along a neighboring property line.

Ms. Wichern's next topic for discussion was parking requirements. She stated internal ADU's are regulated by State meaning we cannot require more than one (1) parking space. This regulation is a concern based on experience. She recommends one (1) off-street parking space for units 600 sq

ft or less and two (2) off-street parking spaces for ADU's greater than 600 sq ft. This would take into consideration winter parking restrictions as well. After some discussion with the commissioners, it was agreed upon to have a requirement for at least one (1) off-street parking space for anything less than 600 feet. If it is larger than 600 sq ft, then two (2) off-street parking spaces. Ms. Wichern also recommended adding verbiage stating parking should not block or interfere with parking for primary dwellings and cannot count driveway spaces as parking spaces. Already in the code are replacing parking taken by building of ADU and materials for parking surfaces.

Commissioner Thomas said he has the ability to set up his property to have an internal ADU which would be over 600 sq ft. He would not have enough property to provide two (2) spaces. He is concerned that the two (2) space requirement might be a discouragement to others desiring setting up an ADU. Ms. Wichern clarified that for an internal ADU, according to the State, the city can only require one (1) parking space.

Commissioner Holbrook said he is currently building a two-story addition onto his home with the intent of having an 850 sq ft internal ADU on the bottom level. He has parking spaces for two (2) but feels anything more would interfere with his ability to park. He further explained he used the same setbacks as the main dwelling. He feels we need to be careful to have standards where the city can still retain its beauty. We do not want Harrisville to look like a villa where you have houses everywhere.

Commissioner Morales asked if there were any restrictions for the architecture design standards. Ms. Wichern replied she recommends the ADU should be subordinate in scale and massing and shall complement the architectural style of the primary dwelling. Prebuilt ADU's would be advantageous for cost reasons. Ms. Knight added we need to be careful the ADU is not a mobile home since the city already has a code for them. The ADU would need to have permanent utility connections. Ms. Wichern further clarified premanufacturing would be a consideration for affordability as long as it has permanent utility connections. She gave an example of how a tiny home in the backyard could work and how it would not distract from the backyard because it would appear as a shed.

Ms. Knight added the State does not like it when cities add specific limitations to architectural standards. They prefer guidelines. Something to keep in mind is the age of the home. To match that style would be tricky. She gave an example of construction materials changing after COVID and how it caused mixed feelings about using newer materials. The commissioners liked the wording of *complimentary architecture to the primary dwelling* for this section. Ms. Wichern added the ADU will need to meet all single-family home requirements with the exception of only one kitchen, primary entrance has to be on the side or rear, and the entrance has to be visible from the street. She gave examples of where the entrance would be and how it may appear. Ms. Knight gave an example of casitas in St. George as a possible consideration for potential guideline ideas.

The commissioners reviewed the kitchen requirement in the ADU. Hotplates would not be considered a true kitchen nor would a kitchenette. The definition states it would need to be a kitchen.

Ms. Wichern reviewed her last considerations, which included dwelling unit esthetics, fire code requirements, separate utility meters, addressing on the building and at the post office, setbacks,

impact fees for utilities, potential building permit considerations, and clear identification for first responders.

Ms. Knight said separate meters on ADU's would be determined by the utility providers. Utility meters on internal ADU's would be the same as the primary dwelling. She gave an example of how Farmington allowed ADU'S for a number of years. Because of the housing market, the city allowed the properties to be sold and subdivided. We need to take this into consideration what the utility preference would be and would this ADU warrant more use of utilities. If so, would impact fees be assessed on the building permit or at some other time in the process?

Ms. Wichern added Farmington noticed their infrastructure was overbuilt due to the demographics of their community. They were not worried about the sale of the ADU's. Harrisville is not this way. We should consider the future of infrastructure as well since the impact analysis and capital facilities plan does not take this into consideration.

Ms. Knight stated the city is working through this issue with our mixed-use. The city's general plan intended to have commercial development in the pink zones which would have been a few connections to infrastructure. Now the city is beginning to see a mixture of residential and commercial, which has made a significant impact on the city's infrastructure. If an impact fee is charged, then that money goes directly to upsizing a sewer pipeline.

Ms. Wichern reiterated requiring a second meter on an internal or attached ADU would be complicated. However, on a detached it would be beneficial. The city would need to check with the utility entities to see what their requirements are. She added, if we do not collect impact fees then the current residents would be subsidizing for these additional structures.

Ms. Wichern asked about addressing the ADU such as adding a letter or number to the address. Ms. Knight said the post office is now requiring postal box units for new subdivisions. This is something we want to consider in regard to postal services.

Ms. Wichern continued by saying we may want to consider verbiage for emergency response signage. She then circled back to her first recommendation and asked the commissioners if they would want more than one ADU per lot. They all agreed to limit the number to one (1) per lot. The main concern is for infrastructure.

Commissioner Thomas asked for clarification on whether or not one (1) ADU and one (1) internal ADU could be possible. Ms. Wichern gave an example of how to use the HOAZ ordinance in this situation.

Ms. Knight added the way we process the current internal ADU ordinance is through the litmus test meaning whether or not they are using the ADU as an income. Most situations we find out about the internal ADU is when the owner desires to obtain a rental business license. It is difficult for the city to regulate. Most ADU's are being used for family or aging parents. We need to be mindful what the city is offering for housing options.

Commissioner Holbrook asked what the process would be for someone if they desire to have an ADU. Ms. Wichern said she would be placing the application process within the ordinance.

After further discussion with potential legislation, outreach to the community, and the incentive of a good landlord program, the commission and staff discussed the next steps for this ordinance. Ms. Knight said this is a land use amendment and would require a public hearing. It was decided that Ms. Wichern would create a draft ordinance to be reviewed in a work session next month, April there would be the public hearing for the ordinance, and then another work session in May after taking public comment before recommending to the City Council. Ms. Knight added, if staff are ready, part of the work session could be a recommendation of the housing strategies to the city council.

6. PUBLIC COMMENTS – (3 minute maximum)

No public comment was presented.

7. COMMISSION/STAFF FOLLOW-UP

Ms. Knight said the only follow-up she had is the annual training for the commissioners. The commissioners did receive some credit for the January training on Open Meetings and Non-Discrimination. However, the city needs a total of four (4) hours per commissioner. You can obtain these hours by attending online training from the Land Institute (LAUA), reading from the Land Use book, or attending a formal training such as the ULCT spring conference in St. George or the ULCT fall conference in Salt Lake. When you obtain your hours, email them to herself or Ms. Wichern. Ms. Wichern added the American Planning Association (APA) is another resource.

Ms. Knight updated the commission on the new Public Safety / City Hall. We are running a little behind on the road due to the requirements of the funding, but the building is moving along. The footings are already in. She is not aware of when North View Fire will add their building. Their building will sit to the east of the Public Safety / City Hall.

8. ADJOURN

MOTION: Commissioner Holbrook motioned to adjourn the meeting. Commissioner Thomas seconded the motion. The motion passed with all voting in the affirmative.

Meeting adjourned at 8:30 PM.

Chad Holbrook
Vice-Chair

Cynthia Benson
Deputy City Recorder

Harrisville City Municipal Code

Section 11.20.260 Accessory Dwelling Units

1. Definitions

a. **Accessory Dwelling Unit (ADU)**

A self-contained residential dwelling unit that is secondary to a primary dwelling on the same lot. An ADU includes independent living facilities for one household, including a kitchen, bathroom, and sleeping area.

b. **Internal ADU**

An ADU located entirely within the existing footprint of the primary dwelling (e.g., basement, attic, or interior conversion) and not involving an expansion of the building footprint.

c. **Attached ADU**

An ADU that is physically attached to the primary dwelling but located partially or entirely outside the original footprint of the primary dwelling (e.g., an addition or attached garage conversion).

d. **Detached ADU**

An ADU located within a separate, freestanding structure on the same lot as the primary dwelling and not physically attached to it.

2. General Limitations

The following limitations apply to the creation and occupancy of any ADU:

- a. Only one (1) ADU per primary dwelling shall be permitted.
- b. No ADU shall be created or occupied within a mobile home as defined in Utah Code § 57-16-3.
- c. The owner shall obtain all required permits, inspections, and approvals from the City and any other applicable agency prior to occupancy.
- d. No ADU shall be approved if the primary dwelling is served by a failing septic system or failing lateral utility line.
- e. No ADU shall be permitted on a parcel that is six thousand (6,000) square feet or less in area.
- f. The maximum gross floor area of a detached ADU shall not exceed ten percent (10%) of the lot area or the gross floor area of the primary dwelling, whichever is less.
- g. ADUs shall not be used as vacation rentals or short-term rentals.
- h. ADUs shall be used only for residential occupancy of thirty (30) consecutive days or longer.
- i. The property owner shall occupy either the primary dwelling or the ADU as the owner's primary residence.

3. Licensing and Utilities

- a. The owner of an ADU shall obtain and maintain a business license in accordance with Title 3, Chapter 3.15 of the Harrisville Municipal Code.
- b. Installation of a separate utility meter shall not be required.
- c. Addressing:
 - i. ADUs with separate utility meters shall be assigned a separate address.
 - ii. ADUs with shared utility meters may utilize a distinguishing suffix to the primary address, as approved by the City.
- d. Address signage shall be visible from the street and comply with applicable City standards.

4. Design Standards

- a. All ADUs Shall:
 - i. Meet existing standards for residential homes as set forth in Harrisville City Code.
 - ii. Comply with the setback requirements of their zone.
 - iii. Be designed to maintain the appearance of the property as a single-family dwelling.
 - iv. Complement the architectural style, materials, and character of the primary dwelling.
- a. Detached ADUs:
 - i. Shall not exceed one (1) story in height. A second story may be permitted if fully contained within the roof attic space.
 - ii. Shall be subordinate in scale and massing to the primary dwelling, except on lots greater than one (1) acre where barn- or garage-style structures may exceed the size of the primary dwelling.
 - iii. May be located closer than the setbacks of the zoning district when:
 - 1. In compliance with Accessory Building Development Standards in HVCC § 11.09.030; and
 - 2. No windows or openings are located on the wall facing a shared property line within twenty (20) feet of the rear property line or ten (10) feet of the side property line.

5. Parking

- a. One (1) off-street parking space shall be required for each internal ADU.
- b. Two (2) off-street parking spaces shall be required for any attached or detached ADU exceeding six hundred fifty (650) square feet.
- c. Required ADU parking shall not reduce or interfere with required parking for the primary dwelling.
- d. All parking areas shall comply with HVCC § 11.09.040, including surface material and access standards.
- e. Any required parking spaces eliminated due to ADU conversion shall be replaced.

6. Access and Entry

- a. The primary entrance to an ADU shall be located on the side or rear of the structure as viewed from the front lot line.
- b. Each ADU shall have direct exterior access and shall not require passage through another dwelling unit.
- c. A front-facing entrance may be permitted when:
 - i. The entrance is not readily visible from the street;
 - ii. The ADU is detached and clearly subordinate in scale and placement to the primary dwelling; or
 - iii. Architectural elevations facing the street are approved by the Planning Commission.

MEMORANDUM

TO: Harrisville City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **BEN LOMOND PHASE 2-A AMENDED**
Preliminary Plat Review

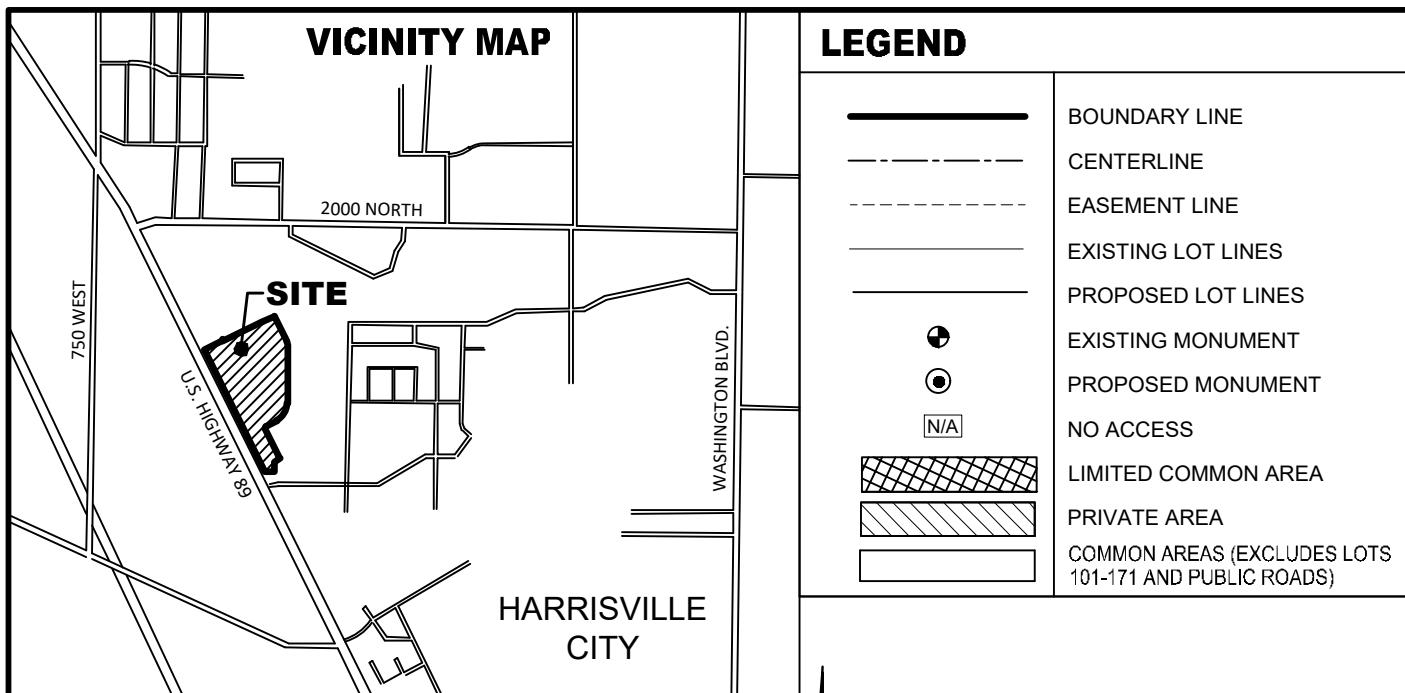
Date: March 5, 2026

The Ben Lomond Phase 2-A subdivision was originally recorded with a restriction on all lots to keep the lowest habitable floor level to an elevation which is one foot below the curb fronting the lot. The Developer of the Ben Lomond Phase 2-A subdivision has requested an amendment to their subdivision plat to allow for basements to be constructed per section 8.07.010 of City Code. The code states:

“The developer of a subdivision may be given an exception to the requirements of the above section provided that a detailed soils investigation from a qualified geotechnical engineering firm is conducted across the development site and a soils report is submitted to the City documenting that structures located below the natural ground elevation are feasible. The submitted data shall include a recommendation regarding the maximum depth habitable floor levels can be constructed below the natural ground surface in order to be above the maximum anticipated ground water level. If this submittal information is approved by the City Engineer and Public Works Director, then the final plat shall be prepared, approved, and recorded labeling and table with all lots with an “SR” designation.”

Test pits were excavated at the site to estimate the highest groundwater elevation and recommendations were provided for the lowest habitable floor level for each lot. These recommendations keep the lowest floor elevation a minimum of 3 feet above the highest anticipated groundwater level. We have reviewed the report, and we recommend allowing the structures to be constructed to the elevations shown in the report. These elevations and the “SR” designation have been added to the amended plat.

Based on our review, we recommend approval of the amended plat for this subdivision. Please let me know if you have any questions.



TABULATIONS

TOTAL ACREAGE	22.57 ACRES
SINGLE FAMILY LOTS	71
TOWNHOMES	44
TOTAL	115
DENSITY	5.10 UNITS/ACRE



- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS, LOT CORNERS, NAIL AND 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-H ARE COMMON AREAS TO BE DEDICATED TO HOA.
 - "R" (RESTRICTED LOT) 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.
 - "SR" (SPECIFIC RESTRICTED LOT) BASED UPON A DETAILED GROUND WATER STUDY THAT HAS BEEN PREPARED AND APPROVED FOR THIS SUBDIVISION. DUE TO THE GROUND WATER CONDITIONS AT THIS SITE, THE LOWEST HABITABLE FLOOR ELEVATION FOR STRUCTURES LOCATED ON SPECIFIC RESTRICTED LOTS "SR LOTS" ARE LIMITED TO THE FLOOR ELEVATIONS SHOWN ON THIS PLAT. THE FINAL PLAT WILL PROVIDE A TABLE SHOWING THE LOWEST HABITABLE FLOOR ELEVATION FOR ALL LOTS LABELED WITH THE "SR" DESIGNATION.
 - THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE WEBER COUNTY BENCH MARK #72 WITH A WEBER COUNTY PUBLISHED NGVD 29 ELEVATION OF 4,287.66 FEET.

NARRATIVE:

THIS PLAT IS BEING PREPARED TO SUBDIVIDE A PORTION OF A LARGER TRACT OF LAND, AS BEING A PHASE OF AN OVERALL LAND PLAN. THE BOUNDARIES OF SAID TRACT HAVE BEEN SURVEYED AND MARKED ON THE GROUND AND THE SAME IS DESCRIBED IN THE BOUNDARY DESCRIPTION SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS N1°43'05"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 31, T7N, R1W, SLB&M. RECORD DEEDS AND PLATS HAVE BEEN ROTATED TO THIS BASIS OF BEARING.

SURVEYOR'S CERTIFICATE

I, JEX E. ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 13077508 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.

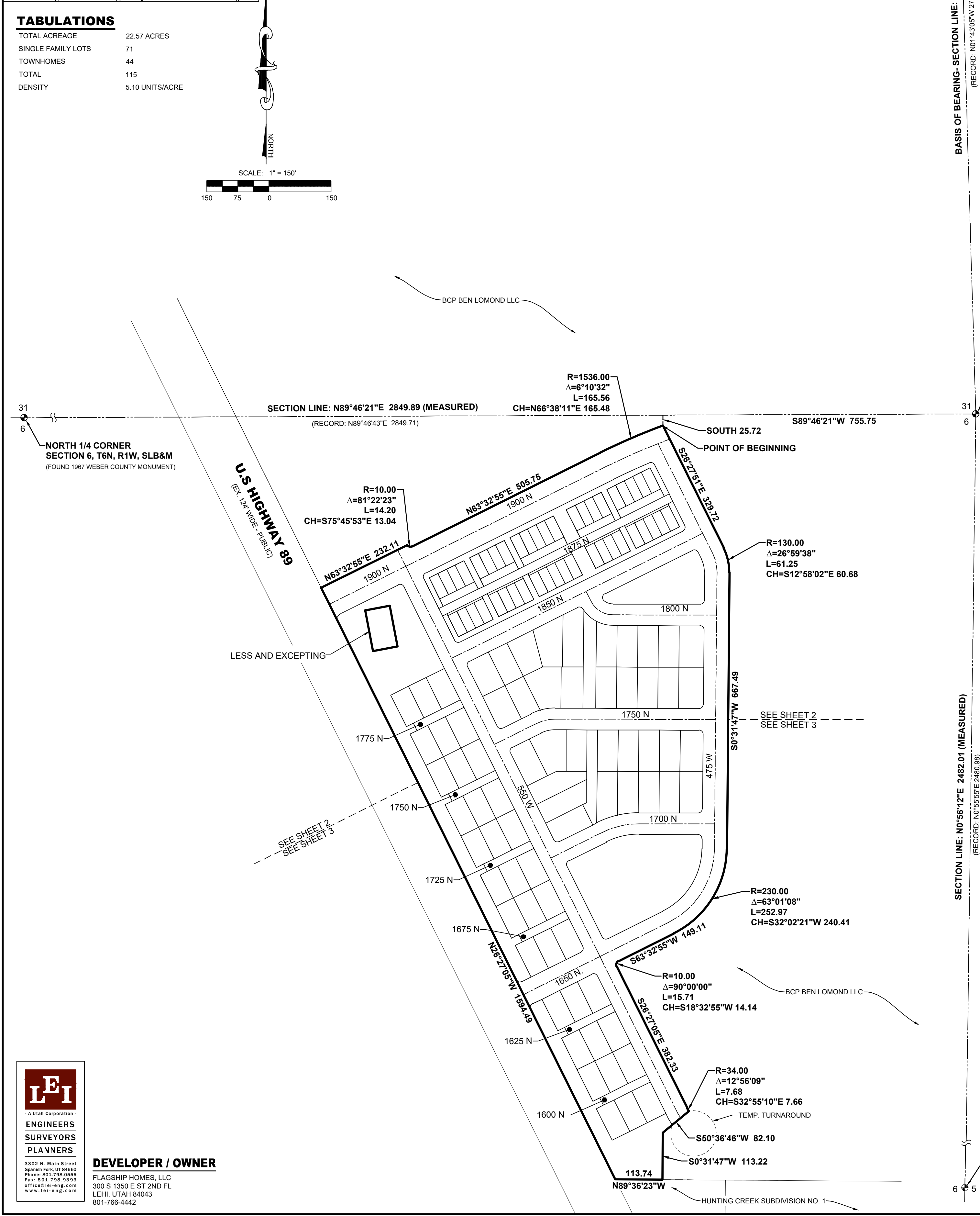
BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°46'21"W ALONG THE SECTION LINE 755.75 FEET AND SOUTH 25.72 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 6 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 S26°27'51"E 329.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 61.25 FEET WITH A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 26°59'38", CHORD: S12°58'02"E 60.68 FEET; THENCE S00°31'47"W 667.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 252.97 FEET WITH A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 63°01'08", CHORD: S32°02'21"W 240.41 FEET; THENCE S63°32'55"W 149.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.71 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S18°32'55"W 14.14 FEET; THENCE S26°27'05"E 382.33 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 7.68 FEET WITH A RADIUS OF 34.00 FEET THROUGH A CENTRAL ANGLE OF 12°58'09", CHORD: S32°55'10"E 7.66 FEET; THENCE S50°36'48"W 82.10 FEET; THENCE S00°31'47"W 113.22 FEET TO THE NORTH LINE OF THE HUNTING CREEK SUBDIVISION NO. 1 SUBDIVISION; THENCE ALONG SAID NORTH LINE N89°36'23"W 113.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. STATE HIGHWAY 89; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N26°27'05"W 1694.49 FEET; THENCE N63°32'55"E 232.11 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 14.20 FEET WITH A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 81°22'23", CHORD: S75°45'53"E 13.04 FEET; THENCE N63°32'55"E 505.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 165.56 FEET WITH A RADIUS OF 1536.00 FEET THROUGH A CENTRAL ANGLE OF 06°10'32", CHORD: N66°38'11"E 165.48 FEET TO THE POINT OF BEGINNING. CONTAINS: ±22.57 ACRES 983,044 SQ. FT.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THE "WELL PROPERTY" DESCRIBED IN DEED ENTRY NO. 1796151, BOOK: 2168, PAGE:1417 IN THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, SAID PROPERTY BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS: BEGINNING AT A POINT LOCATED S00°00'06"E (DEED: SOUTH) 463.31 FEET AND N89°59'54"E (DEED: EAST) 1375.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BASIS OF BEARING BEING N00°48'49"E BETWEEN THE SOUTH QUARTER AND CENTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (DEED: N00°48'49"E - ALL BEARINGS HAVE BEEN ROTATED CLOCKWISE 00°00'06" ACCORDINGLY); THENCE N79°10'54"E 60.00 FEET; THENCE S10°49'06"E 100.00 FEET; THENCE S79°10'54"W 60.00 FEET; THENCE N10°49'06"W 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.14 ACRES 6,000 SQ. FT.
NET AREA CONTAINS: ±22.43 ACRES 977,044 SQ. FT.



BASEMENT ELEVATIONS		BASEMENT ELEVATIONS		BASEMENT ELEVATIONS		BASEMENT ELEVATIONS	
UNIT NO.	ELEVATION	UNIT NO.	ELEVATION	UNIT NO.	ELEVATION	UNIT NO.	ELEVATION
107	4304.00	133	4304.50	159	4309.00	185	4308.50
108	4304.00	134	4304.50	160	4309.00	186	4308.50
109	4304.00	135	4303.50	161	4309.50	187	4309.00
110	4305.50	136	4303.50	162	4310.50	188	4309.00
111	4305.50	137	4306.50	163	4310.50	189	4309.50
112	4305.50	138	4306.00	164	4310.00	190	4309.50
113	4305.50	139	4307.00	165	4310.00	191	4309.50
114	4305.50	140	4308.00	166	4309.50	192	4309.00
115	4305.50	141	4308.50	167	4308.50	193	4309.00
116	4305.00	142	4308.50	168	4308.00	194	4309.50
117	4305.00	143	4309.00	169	4308.50	195	4309.50
118	4306.00	144	4309.00	170	4308.50	196	4309.50
119	4305.50	145	4309.00	171	4308.00	197	4309.50
120	4305.50	146	4309.50	172	4307.00	198	4308.50
121	4305.00	147	4309.00	173	4307.00	199	4308.50
122	4305.00	148	4309.00	174	4307.50	200	4308.50
123	4305.00	149	4309.00	175	4307.50	201	4308.00
124	4305.00	150	4308.00	176	4307.50	202	4308.00
125	4304.00	151	4307.50	177	4307.50	203	4308.00
126	4304.00	152	4307.00	178	4308.50	204	4308.00
127	4306.00	153	4308.00	179	4308.50	205	4308.50
128	4306.00	154	4308.50	180	4308.50	206	4308.50
129	4306.00	155	4308.00	181	4308.50	207	4308.50
130	4306.00	156	4308.00	182	4309.00		
131	4304.50	157	4308.50	183	4309.00		
132	4304.50	158	4308.50	184	4309.00		

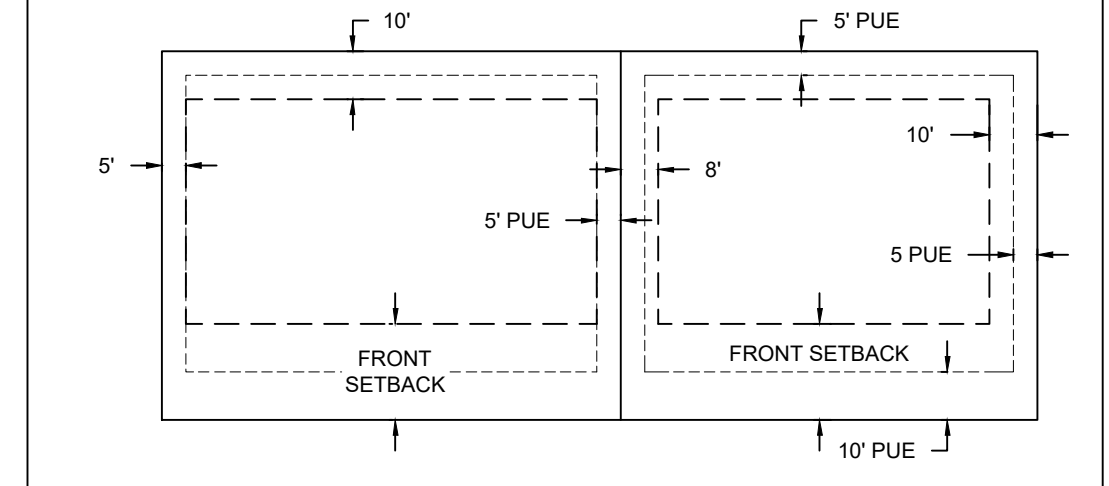
SETBACK TABLES AND DETAILS

TOWNHOMES
LOTS 172-215

	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 101-171

	LOTS WITH 40 FT TO 80 FT FRONTAGE	LOTS WITH GREATER THAN 80 FT FRONTAGE
FRONT	15 Ft	15 Ft
FRONT TO GARAGE DOOR	20 Ft	20 Ft
FRONT TO SIDE FACING GARAGE DOOR	15 Ft	15 Ft
INTERIOR SIDE	5 Ft	8 Ft
SIDE FACING CORNER	10 Ft	13 Ft
REAR	10 Ft	10 Ft



DATE: _____ SURVEYOR: JEX E. ASHTON (See Seal Below)

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 HERON AND AS SHOWN HERON AND NAME SAID TRACT BEN LOMOND PHASE 2-A SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE, GRANT AND CONVEY ALL THOSE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HERON FOR PERPETUAL USE OF THE PUBLIC TO HARRISVILLE CITY, PURSUANT TO UTAH CODE 10-3A-60(A-D). THE OWNER(S) HEREBY CONVEYS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE STREETS, AS INDICATED HERON, TO THE HOME OWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF _____ THE SAME IS ALSO DESIGNATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICES LINES AND DRAINAGE AS MAY BE AUTHORIZED BY HARRISVILLE CITY. PLAT NOTES SHOWN HERON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

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

BY: _____ ITS: _____

BLD INVESTMENT, LLC.

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-A AMENDED

SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)

SCALE: 1" = 150'

SHEET 1 OF 3

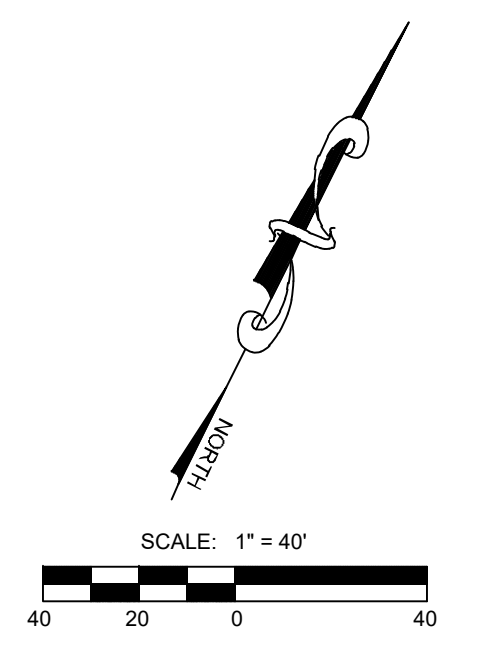
LEI ENGINEERS SURVEYORS PLANNERS

3332 N. Main Street
Spanish Fork, UT 84643
Phone: 801.798.9333
Fax: 801.798.9333
office@leipng.com
www.lei-ns.com

DEVELOPER / OWNER

FLAGSHIP HOMES, LLC
300 S. 1350 E. ST. 2ND FL.
LEHI, UTAH 84043
801-766-4442

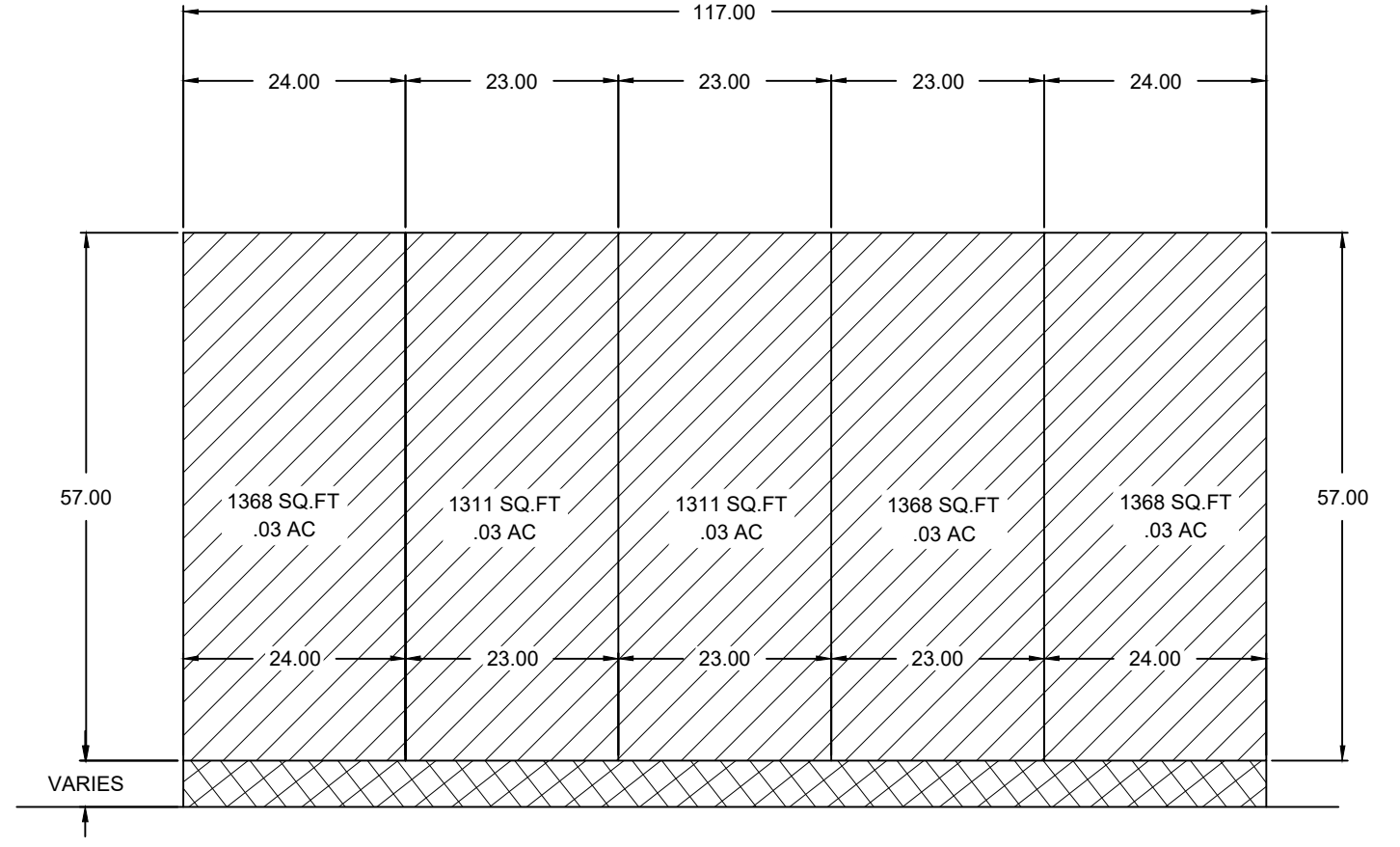
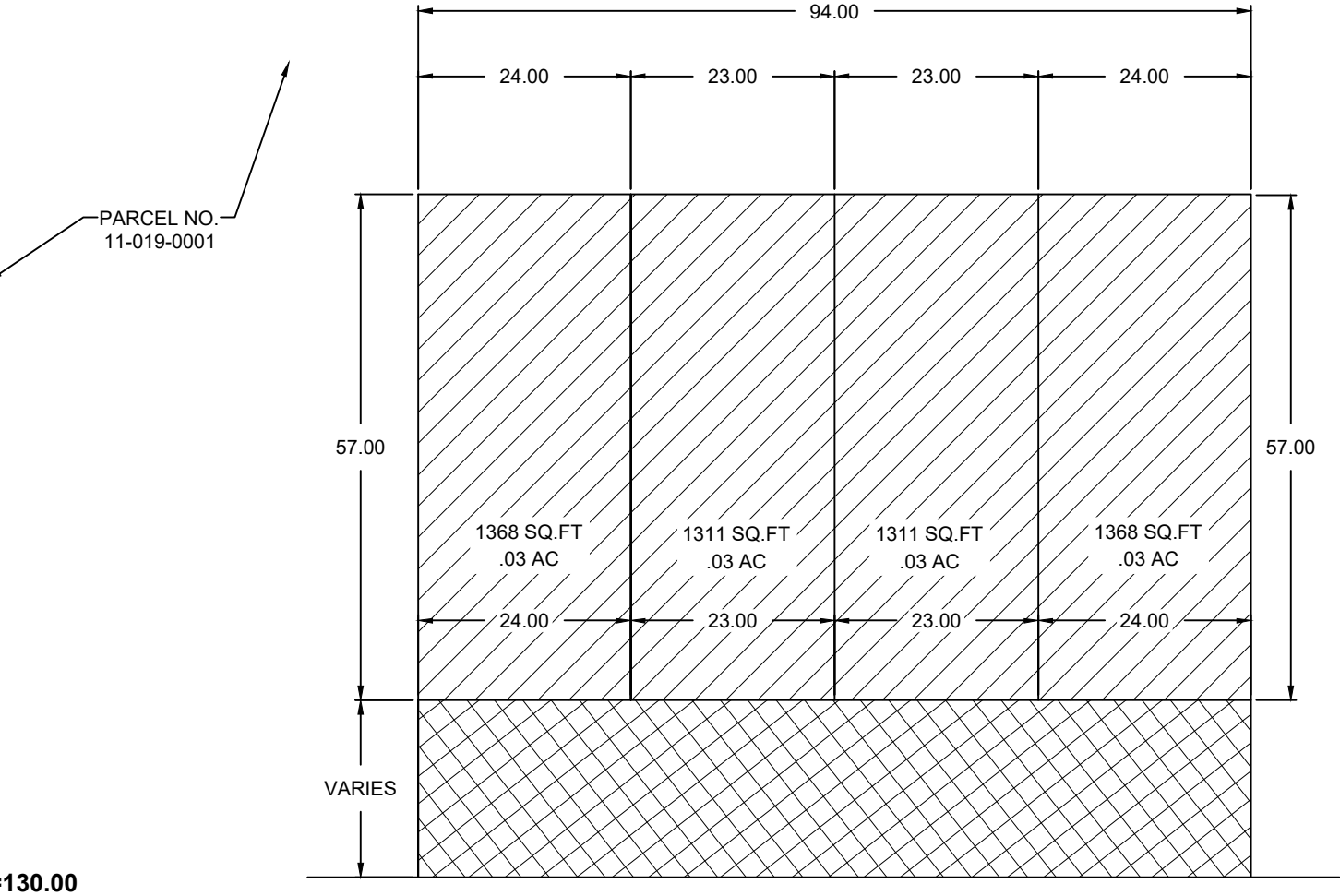
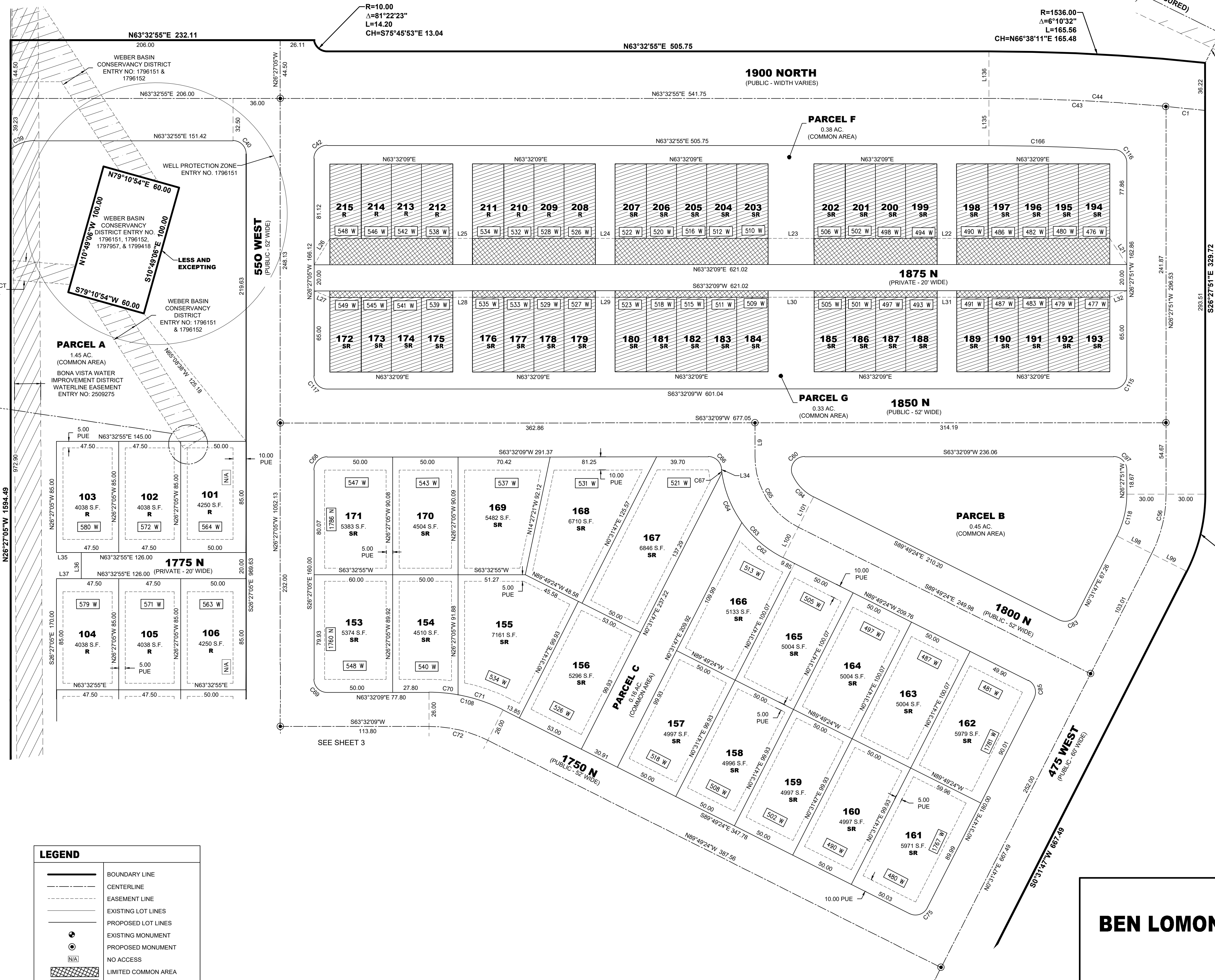
<p>HARRISVILLE CITY APPROVAL</p> <p>THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.</p> <p>BY: _____ DATE _____</p> <p>CITY ENGINEER</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>BY: _____ DATE _____</p> <p>CHAIR PLANNING COMMISSION</p>	<p>HARRISVILLE CITY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>BY: _____ DATE _____</p> <p>CITY ATTORNEY</p>	<p>CITY COUNCIL</p> <p>THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HARRISVILLE CITY THIS _____ DAY OF _____, 20____</p> <p>BY: _____ DATE _____</p> <p>MAYOR</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY NO: _____ FEE PAID: _____ FILED FOR RECORD AND RECORDED</p> <p>AT _____ OF _____ IN BOOK _____ OF _____ OFFICIAL RECORDS, PAGE _____</p> <p>BY: _____ DATE _____</p> <p>COUNTY RECORDER</p>
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NORTH 1/4 CORNER
SECTION 6, T6N, R1W, SLB&M
(FOUND 1967 WEBER COUNTY MONUMENT)

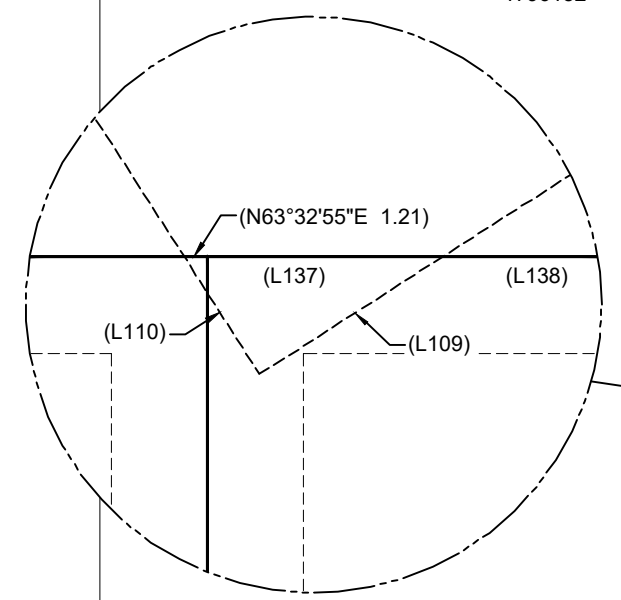
SECTION LINE: N69°46'21"E 2849.89 (MEASURED)
(RECORD: N89°46'13"E 2849.71)

NORTHEAST CORNER
SECTION 6, T6N, R1W, SLB&M
(FOUND 1975 WEBER COUNTY MONUMENT)



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS
	LIMITED COMMON AREA
	PRIVATE AREA
	COMMON AREAS (EXCLUDES LOTS 101-171 AND PUBLIC ROADS)

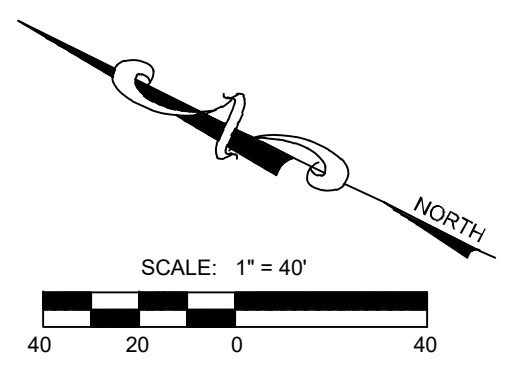
U.S. HIGHWAY 89
(EX. 124' WIDE - PUBLIC)



BEN LOMOND PHASE 2-A AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)

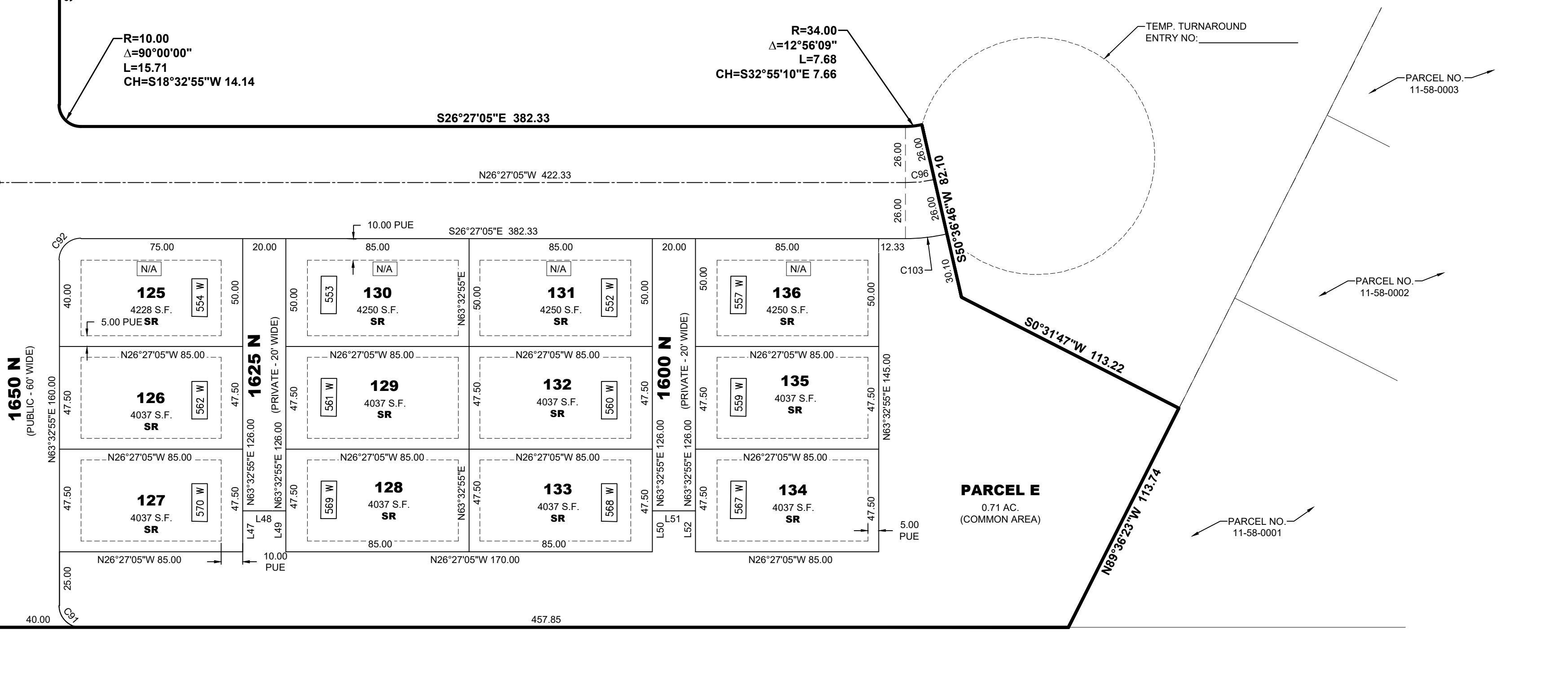
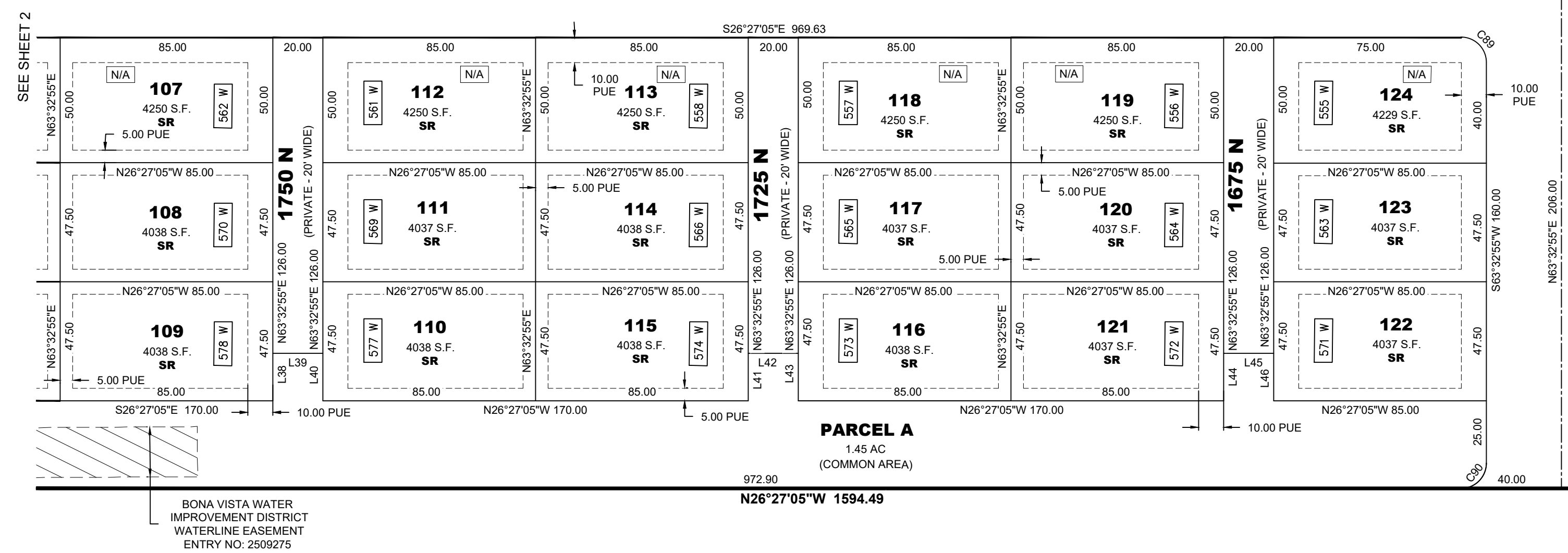
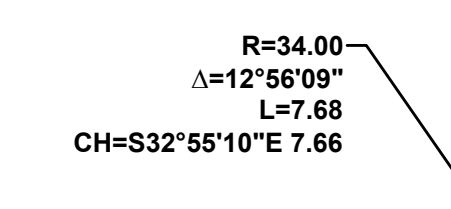
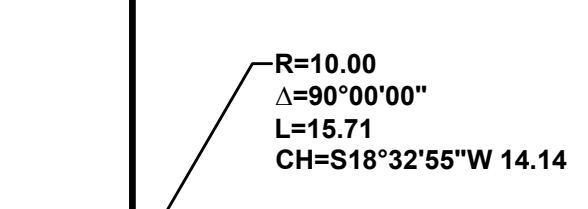
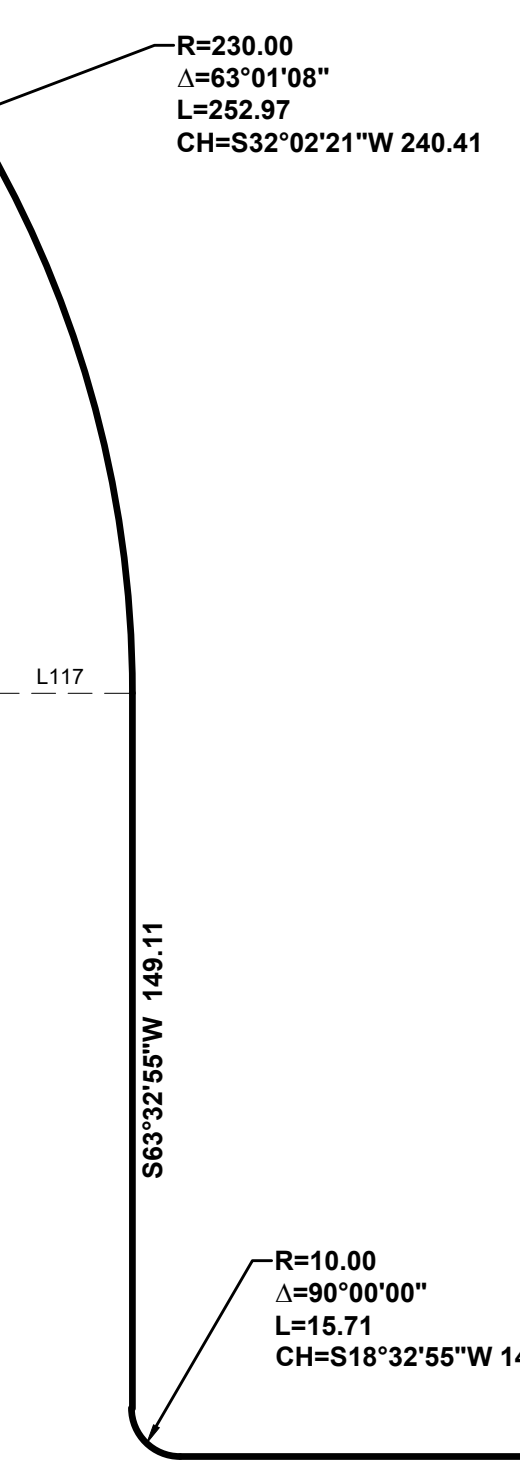
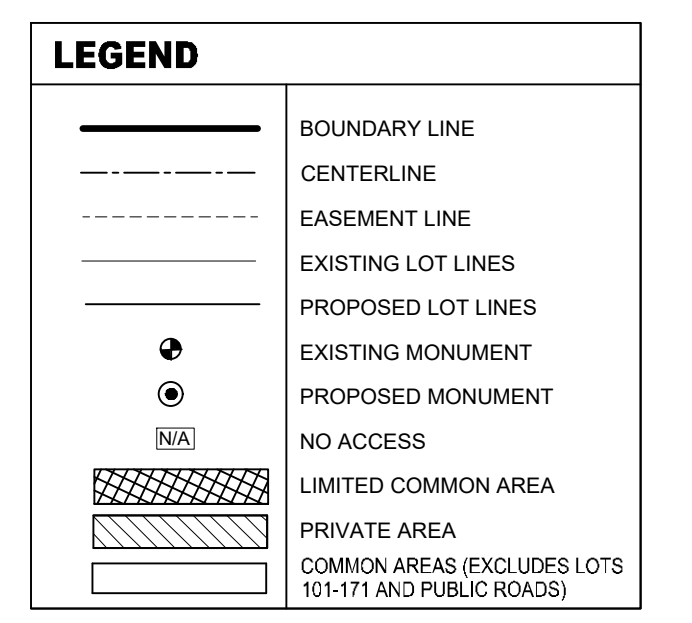
WEBER COUNTY RECORDER
ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND RECORDED _____
AT _____ OF _____
IN BOOK _____
OFFICIAL RECORDS, PAGE _____
COUNTY RECORDER



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1500.00	1°09'06"	30.15
C39	29.00	39°50'07"	20.16
C40	10.00	90°00'00"	15.71
C42	10.00	90°00'00"	15.71
C43	1500.00	5°10'23"	135.43
C44	1500.00	8°19'29"	165.58
C52	10.00	90°21'11"	15.77
C56	100.00	26°59'38"	47.11
C60	10.00	114°17'31"	19.95
C62	86.00	27°47'02"	41.70
C63	86.00	56°54'55"	85.43
C64	86.00	27°39'35"	41.52
C65	60.00	63°21'34"	66.35
C66	10.00	83°33'21"	14.58
C67	86.00	1°28'18"	2.21
C68	10.00	89°59'14"	15.71
C69	10.00	90°00'46"	15.71
C70	126.00	10°08'53"	22.32
C71	126.00	16°29'33"	36.27
C72	100.00	26°38'26"	46.50
C73	74.00	26°38'26"	34.41
C74	10.00	89°59'14"	15.71
C75	10.00	89°38'49"	15.65
C76	10.00	90°21'11"	15.77
C77	10.00	89°38'49"	15.65
C78	226.00	0°39'04"	2.57
C79	226.00	12°48'34"	50.53
C80	226.00	13°10'48"	51.99
C81	226.00	26°38'26"	105.08
C83	10.00	89°38'49"	15.65
C84	10.00	90°00'46"	15.71
C85	10.00	90°21'11"	15.77
C86	10.00	89°59'14"	15.71
C87	10.00	90°00'00"	15.71
C88	170.00	63°01'08"	186.98
C89	10.00	90°00'00"	15.71
C90	10.00	90°00'00"	15.71
C91	10.00	90°00'00"	15.71
C92	10.00	90°00'00"	15.71
C93	200.00	63°01'08"	219.98

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C94	34.00	39°04'03"	23.18
C96	60.00	12°56'09"	13.55
C97	10.00	90°00'00"	15.71
C101	174.00	26°38'26"	80.90
C103	86.00	12°56'09"	19.42
C108	126.00	26°38'26"	58.59
C115	10.00	90°00'00"	15.71
C116	10.00	86°13'52"	15.05
C117	10.00	90°00'46"	15.71
C118	70.00	26°59'38"	32.98
C166	1464.00	3°45'22"	95.98
C176	200.00	26°38'26"	92.99

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L9	S26°27'05\"	26.13	L41	N63°32'55\"	19.00	L116	S26°27'05\"	30.00
L21	S59°29'16\"	23.85	L42	S26°27'05\"	20.00	L117	S26°27'05\"	30.00
L22	N63°32'09\"	15.00	L43	N63°32'55\"	19.00	L130	N63°32'09\"	10.82
L23	N63°32'28\"	35.01	L44	N63°32'55\"	19.00	L135	N26°27'05\"	36.00
L24	N63°32'09\"	15.00	L45	S26°27'05\"	20.00	L136	N26°27'05\"	36.00
L25	N63°32'09\"	15.00	L46	N63°32'55\"	19.00	L137	N63°32'55\"	12.19
L26	S4°30'18\"	23.33	L47	N63°32'55\"	19.00	L138	N63°32'55\"	37.80
L27	S86°08'40\"	13.00	L48	S26°27'05\"	20.00			
L28	S63°32'09\"	15.00	L49	N63°32'55\"	19.00			
L29	S63°32'09\"	15.00	L50	N63°32'55\"	19.00			
L30	S63°32'28\"	35.02	L51	S26°27'05\"	20.00			
L31	S63°32'09\"	15.00	L52	N63°32'55\"	19.00			
L32	S42°29'54\"	13.93	L53	N63°32'09\"	1.55			
L34	N32°54'30\"	0.91	L59	S0°31'47\"	24.22			
L35	N63°32'55\"	19.00	L98	S89°28'13\"	30.00			
L36	S26°27'05\"	20.00	L99	S89°28'13\"	30.00			
L37	N63°32'55\"	19.00	L100	N0°10'36\"	26.00			
L38	N63°32'55\"	19.00	L101	S0°10'36\"	26.00			
L39	S26°27'05\"	20.00	L109	S30°52'39\"	11.28			
L40	N63°32'55\"	19.00	L110	N59°07'21\"	7.24			



U.S HIGHWAY 89
(EX. 124' WIDE - PUBLIC)

BEN LOMOND PHASE 2-A AMENDED

SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
(RECORD OF SURVEY NO. 7231, DATED: 21 SEPTEMBER 2021)

WEBER COUNTY RECORDER

ENTRY NO. _____

FEE PAID _____

FILED FOR RECORD AND RECORDED _____

AT _____ OF _____

IN BOOK _____

OFFICIAL RECORDS, PAGE _____

COUNTY RECORDER

SHEET 3 OF 3





HARRISVILLE CITY

363 W. Independence Blvd Harrisville, Utah 84404 801.782.4100
www.cityofharrisville.com

PLANNING
COMMISSION

Angie Francom
Chad Holbrook
Isaac Thomas
Christina Palmer

Staff Report

Conditional Use Permit Application
Home Occupation
March 5, 2026

Application Information

Agenda Date: March 11, 2026
Applicant: Dakota Mayzak
Application Date: February 4, 2026
Application Request: Applicant is requesting a Conditional Use Permit to consider the sale and rental of equipment, powersports, trailers and automobiles at approximately 2458 HWY 89 Unit 4 in the CP-2 (Planned Community Commercial) Zone.

Property Information

Approximate Address: 2458 HWY 89 Unit 4, Harrisville, Utah
Current Zoning: CP-2

Overview:

Harrisville City has received a conditional use permit application for the sale and rental of equipment, powersports, trailers and automobiles. In accordance with Harrisville Municipal Code §11.12.020(4) a conditional use permit is required for retail or wholesale sale of products with a main office building but requires outdoor display of products to be sold (e.g. automobile and recreation vehicle sales, car wash, plant nursery, building materials, etc.. Includes rental of automobiles, noncommercial trucks, and commercial vehicles and equipment) to be located in the CP-2 zone.

Analysis:

Comments/Recommendations in Bold

HCMC §11.18.050 Basis For Issuance Of Conditional Use Permit

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

That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:

1. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts; **Display of vehicles must not interfere with traffic circulation on the property.**
2. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
 - a. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street; **Driveways for the property will not be changed.**
 - b. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
Twenty (20) off-street parking stalls must remain available.
 - c. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses. **The hours of operation to remain the same as existing use.**
3. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties; **The exterior of the building will remain the same. No structural improvements.**
4. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses; **The hours of operation to remain the same as existing use.**
5. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and **Outdoor display areas must comply with HCMC §11.14.020. If the adjacent agricultural property is sold or developed into a higher-density residential use, the applicant shall provide screening in accordance HCMC §11.13.050.**

6. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses. **No additional exterior lighting is proposed. Signage must be in compliance with HCMC §11.**
7. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in;
8. That the proposed location does not have any unresolved actual or alleged violations of the municipal code. **No violations are known at this time.**
9. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City. **If recommendations are followed, the proposed conditional use should not interfere with the surrounding uses.**
10. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. **HCMC §11.13.030(1) must be complied with to mitigate potential ground pollution.**

HCMC §11.13.030(1) Parking Access and Storage Surfaces, Locations and Size

- f. Parking Access and Storage Surfaces, Locations and Size
- g. Required parking and any additional parking provided for a commercial or manufacturing use, back up areas for parking and access to the parking or storage areas from a street shall be on a hard surface of either asphalt or concrete. Areas used for outdoor storage of materials or equipment and vehicles under repair may be on gravel or road base surfaces provided that there is no potential of soil contamination from such storage. If the potential exists then the storage area is also required to be hard surfaced with asphalt or concrete. Grading of these surfaces needs to be designed, constructed and maintained so that storm water runoff from these surfaces does not flow to adjacent properties. Drainage systems with catch basins shall be provided for hard surface parking areas to collect and disperse storm water runoff to approved storm drainage systems to avoid ponding of storm water.
- h. None of the required setback areas of the respective zones shall be used for parking, storage or buildings. Paved access perpendicular to the street which crosses the required front or the side setback facing a street is allowed to access the areas behind the setback used for parking, storage, or building access.

HCMC §11.14.020 Special Use Regulations (Commercial and Manufacturing)

3. Outdoor Display of Products
Outdoor display of products shall be allowed only when they meet the following requirements:
 - a. Products which are displayed for sale shall be located behind any required landscaped setback area of the property.

- b. Products shall not occupy the minimum required parking stalls for the land use.
- c. Items which are visible from the street shall be in new or undamaged condition. Any damaged materials or materials in damaged containers which are intended to be sold shall be located to the rear or side of the main building on the lot and not visible from the street.
- d. Any lighting of the yard area where the materials are stored shall be down lighting and no direct source lighting shall be visible from any residential use. In addition lighting shields shall be installed to reduce nondirect lighting impacts to adjacent residential properties.
- e. Any stacked materials shall not exceed six feet in height when placed between the front property line and the main building or the property line of the side facing the street and the main building.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

- 1. The applicant shall comply with the Harrisville Municipal Code including Special Regulations outlined in Sections §11.13.030 and §11.14.020.**
- 2. Outdoor product display to remain in the identified locations on the submitted site plan.**
- 3. Display of vehicles must not interfere with traffic circulation on the property.**
- 4. Twenty (20) parking stalls must remain open.**
- 5. If the adjacent agricultural property is sold or developed into a higher-density residential use, the applicant shall provide screening in accordance with HCMC §11.13.050.**



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Staff Report

Conditional Use Permit Application
Home Occupation
March 5, 2026

Application Information

Agenda Date: March 11, 2026
Applicant: Laikynne Houghton
Application Date: February 16, 2026
Application Request: Applicant is requesting a Conditional Use Permit to consider a small master esthetics studio at approximately 362 E 1275 N in the MU-C (Mixed Use Commercial) Zone.

Property Information

Approximate Address: 161 W 2150 N, Harrisville, Utah
Current Zoning: MU-C

Overview:

Harrisville City has received a conditional use permit application for a home-based master esthetics studio. In accordance with Harrisville Municipal Code §11.08.020(4) a conditional use permit is required for a Home Occupation to be located in any residential area.

Analysis:

Comments/Recommendations in Bold

HCMC §11.18.050 Basis For Issuance Of Conditional Use Permit

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

That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but

will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:

1. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts; **Site Plan of the property will not be changed.**
2. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
 - a. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street; **Driveways for the property will not be changed.**
 - b. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
To limit the impact on surrounding properties, it is recommended that clients use driveway for parking.
 - c. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
To avoid increased traffic circulation in the area, it is recommended that a limit of one (1) client at a time is established.
3. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties; **The exterior of the building will remain the same. No structural improvements.**
4. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses; **The hours of operation are limited to 7am to 10 pm in the regulations for home occupations in residential zones HCMC §11.10.020(9).**
5. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and **No outdoor storage is proposed.**

6. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses. **No exterior lighting is proposed. No signage is permitted by HOA.**
7. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in; **Master Esthetics Studio must follow regulations for home occupations in residential zones HCMC §11.10.020(9).**
8. That the proposed location does not have any unresolved actual or alleged violations of the municipal code. **No violations are known at this time.**
9. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City. **If recommendations are followed, the proposed home occupation should not interfere with the surrounding uses.**
10. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. **No emissions are anticipated.**

To operate a home occupation in the city of Harrisville, the following Special Regulations apply:

HCMC §11.10.020

9. Home occupation. A home occupation is the use of a portion of a single family dwelling, and/or accessory building, for a business, office, daycare, preschool, personal services such as hair care, common trade, or crafts. The following conditions shall be met in order to obtain a home occupation:
 - a. Any home occupation with visiting clientele requires a conditional use permit.
 - b. The employees at a home occupation site are limited to those who reside at the dwelling where the home occupation occurs with the exception of a preschool and deliveries.
 - c. The dwelling is the primary residence and no more than twenty-five (25%) percent of the floor space of the dwelling is devoted solely to the home occupation, excepting daycare.
 - d. There is no outdoor storage of any materials.
 - e. There is no vehicle or trailer repair or body work of any kind and no parking or placement of vehicles which are being repaired.
 - f. All work of the home occupation occurs in an enclosed structure.
 - g. There is no wholesale or retail sales of products, actual product display or warehousing of product directly from the home or accessory building except those items that are created on the property or from a common trade or craft.
 - h. No offensive noise, vibration, smoke, dust, odor, heat, or glare shall be produced, and activities shall not include any activities which create a nuisance or hazard.

- i. The home occupation is limited to hours of operation between 7 a.m. and 10 p.m.
- j. Daycare is limited to a maximum of eight (8) children at any one time who do not live in the dwelling between the hours of 6 a.m. and 10 p.m.
- k. Preschool in a residence that operates four (4) or less hours per day, per session, up to two (2) sessions per day, and teaches more than nine (9) children, but not more than fourteen (14) children, plus supervisory personnel. The preschool area of the home shall also conform to the applicable standards of any building code.
- l. All home occupations shall comply with all acceptable State codes and licensing requirements as well as having a home occupation business license from Harrisville City.
- m. All home occupations shall comply with all health building and fire codes and regulations for the particular use on the property.
- n. No home occupation, specifically trades and crafts, shall interfere with the predominantly residential purpose and uses of the residential zone where a home occupation is to be located.
- o. With compliance to Weber Morgan Health Department regulations, the use of a Permanent Makeup Machine (PMU) for use of cosmetics in addition to scar coverings.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

- 1. The applicant shall comply with the Special Regulations outlined in Section §11.10.020 of the Harrisville Municipal Code.**
- 2. A limit of one (1) client present at any one time shall be established and maintained.**
- 3. All clients must park in the applicant's driveway.**
- 4. All HOA requirements listed on the submitted email must be met, including the limitation of signage for the home occupation.**



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Staff Report

Conditional Use Permit Application
Home Occupation
March 5, 2026

Application Information

Agenda Date: March 11, 2026
Applicant: Brad Fischer
Application Date: February 24, 2026
Application Request: Applicant is requesting a Conditional Use Permit to consider a small farm stand to sell cut flowers at approximately 161 W 2150 N in the R-1-10 Zone.

Property Information

Approximate Address: 161 W 2150 N, Harrisville, Utah
Current Zoning: R-1-10

Overview:

Harrisville City has received a conditional use permit application for a small farm stand to sell cut flowers in their front yard. In accordance with Harrisville Municipal Code §11.08.020(4) a conditional use permit is required for a Home Occupation to be located in any residential area.

Analysis:

Comments/Recommendations in Bold

HCMC §11.18.050 Basis For Issuance Of Conditional Use Permit

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

That such use will not, at the particular location be detrimental to the health, safety, and general welfare of persons nor injurious to property or improvements of the surrounding land uses or community, but will be compatible with the existing surrounding uses, buildings, and structures. In determining compatibility and mitigation of detrimental effects, the planning commission shall consider:

1. The location of parking lots, access ways, delivery areas and on site vehicle circulation patterns created by the site design and their relationship to adjoining uses and whether or not such site design adversely impacts the surrounding uses by exposing them to loss of privacy, objectionable views of large paved or graveled areas or loading and unloading areas and whether or not there are design considerations or property improvements that can mitigate these impacts; **Site Plan of the property will not be changed.**
2. The location of the use does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use. In determining unusual patterns the planning commission shall consider:
 1. the orientation of driveways and if they direct traffic to the major streets or the local streets and if directed to the local streets the impact it creates to the safety, purpose and character of the local street; **Driveways for the property will not be changed.**
 2. parking locations and size and if they encourage street side parking and walking to the proposed use which impacts adjacent land uses; and
To limit the impact on surrounding properties, it is recommended that all clients park off-street on the east side of the driveway. Clients are not to park in unpaved areas.
 3. hours of peak land use creating traffic volumes at times of the day or night that would impact the surrounding uses.
To avoid increased traffic circulation in the area, it is recommended that a sign be posted to let customers know that the stand is limited to two (2) customers at a time.
3. The design of the building or buildings and the exterior building materials proposed to be used on the building and if the design and materials are similar in visual qualities such as, but not limited to, roof line shapes, building material color, reflectivity, and other visual qualities in order to ensure that the building design is not out of character with the surrounding area or creates a visual nuisance that impacts adjacent properties; **The exterior of the building will remain the same. No structural improvements.**
4. The hours of operation of the proposed use when compared with the hours of activity of the surrounding uses and the potential of such hours of operation to create noise, light or other nuisances not acceptable to the enjoyment of the existing surrounding uses or common to the surrounding uses; **The hours of operation are limited to 7am to 10 pm in the regulations for home occupations in residential zones HCMC §11.10.020(9).**
5. The location and size of outdoor storage areas and their relationship to adjacent land uses and if such storage creates adverse impacts to the surrounding uses in terms of visual appearance, noise, dust, odor, fire potential or hazardous material storage and the safe distances or other measures taken to screen or absorb the impacts on the proposed site; and **No outdoor storage is proposed.**
6. The location of exterior lighting and signage will not be directed to or impact adjacent residential uses. **No exterior lighting is proposed. Signage shall comply with HCMC §11.23.070.1.1.1: Name**

plates. One (1) name plate for each dwelling unit, not exceeding two (2) square feet in area, indicating the name of the occupant, and/or a permitted home occupation.

7. That the proposed use will comply with the land use regulations specified in this Ordinance for such use in the specific zone the use is proposed in; **Agricultural Accessory Structures for commercial production must follow the special regulations set forth in HCMC §11.10.020(1-2).**
8. That the proposed location does not have any unresolved actual or alleged violations of the municipal code. **No violations are known at this time.**
9. That the proposed use conforms to the goals, policies and governing principles and land use of the Master Plan for Harrisville City. **If recommendations are followed, the proposed home occupation should not interfere with the surrounding uses.**
10. That the proposed use will not lead to the deterioration of the environment by emitting pollutants to the ground or air of such a type or of such a quantity so as to detrimentally effect, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. **No emissions are anticipated.**

To operate a home occupation in the city of Harrisville, the following Special Regulations apply:

HCMC §11.10.020

1. Agricultural Accessory Structure. An agricultural accessory structure is a structure designed and used for the raising or storing of produce (vegetables or fruits) raised on the property where the structure is located.
 - a. The structure may be a permanent or temporary structure and shall comply with the minimum setbacks required for a produce stand if it is the main building on the site. If a dwelling also exists on the property any permanent agricultural accessory structure shall comply with the setback and other regulations of an accessory building.
 - b. The exterior surface of the structure shall not have a reflective surface that reflects the sun and creates a glare on adjacent properties at any time during the day.
 - c. The nontransparent exterior surface of a new building shall be of new materials or reuse of old materials whose original purpose was for exterior siding or roofing.
 - d. The structure or structures if located on a property that has a dwelling on it shall not occupy more than 25% of the area of the lot measured behind the rear of the dwelling.
2. Commercial crop and fruit production. A permanent or temporary structure used for the selling of produce may be permitted on the same parcel of property where the produce (vegetables or fruit) is raised provided that:
 - a. A permanent structure shall comply with the minimum setbacks required for a produce stand if it is the main building on the site. If a dwelling also exists on the property any permanent

agricultural accessory structure shall comply with the setback and other regulations of an accessory building.

- b. A temporary structure may be located in the front yard setback in an A-1 or R-1-20 zoned property provided that it is no larger than 100 square feet and is in place only during the harvest time of the produce being sold.
 - c. A temporary shade canopy no larger than 100 square feet is permitted in the front yard setback in the RE-15 and R-1-10 zones provided it is in place only during the harvest time of the produce being sold.
9. Home occupation. A home occupation is the use of a portion of a single family dwelling, and/or accessory building, for a business, office, daycare, preschool, personal services such as hair care, common trade, or crafts. The following conditions shall be met in order to obtain a home occupation:
- a. Any home occupation with visiting clientele requires a conditional use permit.
 - b. The employees at a home occupation site are limited to those who reside at the dwelling where the home occupation occurs with the exception of a preschool and deliveries.
 - c. The dwelling is the primary residence and no more than twenty-five (25%) percent of the floor space of the dwelling is devoted solely to the home occupation, excepting daycare.
 - d. There is no outdoor storage of any materials.
 - e. There is no vehicle or trailer repair or body work of any kind and no parking or placement of vehicles which are being repaired.
 - f. All work of the home occupation occurs in an enclosed structure.
 - g. There is no wholesale or retail sales of products, actual product display or warehousing of product directly from the home or accessory building except those items that are created on the property or from a common trade or craft.
 - h. No offensive noise, vibration, smoke, dust, odor, heat, or glare shall be produced, and activities shall not include any activities which create a nuisance or hazard.
 - i. The home occupation is limited to hours of operation between 7 a.m. and 10 p.m.
 - j. Daycare is limited to a maximum of eight (8) children at any one time who do not live in the dwelling between the hours of 6 a.m. and 10 p.m.
 - k. Preschool in a residence that operates four (4) or less hours per day, per session, up to two (2) sessions per day, and teaches more than nine (9) children, but not more than fourteen (14) children, plus supervisory personnel. The preschool area of the home shall also conform to the applicable standards of any building code.
 - l. All home occupations shall comply with all acceptable State codes and licensing requirements as well as having a home occupation business license from Harrisville City.

- m. All home occupations shall comply with all health building and fire codes and regulations for the particular use on the property.
- n. No home occupation, specifically trades and crafts, shall interfere with the predominantly residential purpose and uses of the residential zone where a home occupation is to be located.
- o. With compliance to Weber Morgan Health Department regulations, the use of a Permanent Makeup Machine (PMU) for use of cosmetics in addition to scar coverings.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit, subject to the following conditions:

- 1. The applicant shall comply with the Special Regulations outlined in Section §11.10.020 of the Harrisville Municipal Code.**
- 2. The applicant shall comply with the (applicable) Special Regulations outlined in Section §11.10.020 of the Harrisville Municipal Code.**
- 3. A limit of two (2) customers present at any one time shall be established and maintained.**
- 4. All clients must use the off-street parking spaces available on the east side of the driveway, staying on the concrete.**
- 5. Planning Commission may consider allowing a small cart (less than 25 sf) in lieu of a canopy in the R-1-10 zone, as it would meet the intent of the code to limit massing in the front yard area.**