



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

CITY COUNCIL MEETING 363 West Independence Blvd November 22, 2016

MAYOR:

Bruce N. Richins

COUNCIL MEMBERS:

Jeffery Pearce
Gary Robinson
Jennifer Jensen
Ruth Pearce
Austin Tracy

"In accordance with the Americans with Disabilities Act, the City of Harrisville will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Recorder at 801-782-4100, providing at least three working days advance notice of the meeting."

7:00 P.M. CITY COUNCIL MEETING

Presiding: Mayor Bruce Richins

Mayor Pro Tem: Jeff Pearce

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE & OPENING CEREMONY** [Mayor Richins]
3. **CONSENT ITEMS**
 - a. Approve the minutes of October 25, 2016 as presented.
4. **BUSINESS ITEMS**
 - a. Discussion/possible action to approve Harrisville Ordinance 483; Zoning Map Amendment. [Bill Morris]
 - b. Discussion/possible action to approve Harrisville Ordinance 484; Land Use Deadlines. [Bill Morris]
 - c. Discussion/possible action to approve Harrisville Ordinance 485; Vacant Buildings and Nuisance Premises. [Bill Morris]
 - d. Discussion/possible action to approve Harrisville Ordinance 486; Parking Amendments. [Bill Morris]
 - e. Discussion/possible action to approve Harrisville Ordinance 487; an ordinance creating an Arts and Culture Council. [Bill Morris]
 - f. Discussion/possible action to approve Harrisville Ordinance 488; an ordinance creating a Community Reinvestment Agency. [Bill Morris]
 - g. Discussion/possible action to approve Harrisville Resolution 16-13; Holiday Leave Policy. [Bill]
 - h. Discussion/possible action to approve the notice for full-time hire entry level Land Use & Development Coordinator. [Bill Morris]
 - i. Discussion/possible action to approve a Severance Agreement.[Bill Morris]
 - j. City History Discussion
 - k. Discussion/possible action to approve staff coordinated effort for City Community Events.[Bill Morris]
5. **PUBLIC COMMENTS - (3 minute maximum)**
6. **MAYOR/COUNCIL FOLLOW-UP:**
7. **ADJOURN**

DATE POSTED: Nov. 18, 2016

BY: Jennie Knight, City Recorder

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing City Council agenda was faxed to the Ogden Standard Examiner, Weber County Library, and neighboring cities. The agenda was also posted at the following locations: City hall, on the City's website www.cityofharrisville.com and the State Public Meeting Notice website at <http://pmn.utah.gov>.

**MINUTES OF HARRISVILLE CITY
CITY COUNCIL MEETING**

Tuesday, October 25, 2016 - 7:00 p.m.
Council Chambers
363 West Independence Blvd
Harrisville, UT 84404

Present: Mayor Bruce Richins, Council Member Jeff Pearce, Council Member Gary Robinson, Council Member Jennifer Jensen, Council Member Ruth Pearce, Council Member Austin Tracy.

Staff: Bill Morris, City Administrator, Bryan Fife, Recreation Director, Shanna Edwards, Planning Commission Secretary.

Visitors: Chase Freebairn.

7:00 P.M. CITY COUNCIL MEETING

1. Call to Order.

Mayor Richins called the meeting to order and welcomed all visitors.

2. Opening Ceremony.

Council Member Tracy led the pledge of allegiance and Mayor Richins conducted the opening ceremony.

3. Consent Items.

- a. **Approve the minutes of September 27, 2016 as presented.**

MOTION: Council Member Jeff Pearce motioned to approve the minutes of September 27, 2016 as presented. Council Member Ruth Pearce seconded the motion. All Council Members voted aye. Motion passed.

4. Business Items.

- a. Discussion/possible action to grant Final Approval for Thoroughbred Crossing, a 23-lot subdivision located East of Thoroughbred Meadows including access on Larsen Lane.

Chase Freebairn of Ivory Development stated that this 23-lot subdivision fronts on Larsen Lane and is a continuation of Thoroughbred Meadows Subdivision. Mayor Richins noted that storm water flows toward Larsen Lane. Chase Freebairn said storm water goes into the detention basin located in the southwest corner of the development near Larsen Lane which is the lowest elevation point, any excess water should run down the street drains into the inlets and then to the basin. The basin has been sized and meets the required capacity to accommodate a 25-year storm. It is about three feet deep and will be lined with four-inch cobble. The geotechnical study for this

development was done by the same company that did Thoroughbred Meadows, and this development will have the same setup with sump pumps in homes as an emergency backup in case water levels rise. Council Member Ruth Pearce asked about basements. Chase explained that lot numbers with “SR” indicate the lowest habitable floor elevation for those lots. Those with “R” have a more restrictive elevation of 1.0 feet below the curb. Homes built in this development will be raised higher out of the ground and backfilled around the foundation like those in Thoroughbred Meadows. Lots 3, 4, 5, and 6 that back on the canal and the three lots on Larsen Lane will not have basements. Chase Freebairn said in order to accommodate for future street widening, homes on Larsen Lane will be set back the same distance from the road as the existing homes in Greenwood Estates. Homes fronting Larsen Lane will have driveways onto Larsen Lane. Council Member Robinson expressed some concern for those homes backing out onto Larsen Lane.

MOTION: Council Member Jensen motioned to grant Final Approval for Thoroughbred Crossing, a 23-lot subdivision located East of Thoroughbred Meadows including access on Larsen Lane subject to the city engineer’s memo dated October 24, 2016, and any staff or agency comments. Council Member Tracy seconded the motion. All Council Members voted aye. Motion passed.

b. Discussion/possible action to award Harrisville General Plan Update to Rural Community Consultants.

Bill Morris explained this was put out for bid, and he read a list of those companies that responded. The low bid went to Rural Community Consultants for \$21,000. In answer to a question by Council Member Jensen, Bill Morris explained what the company will produce for the city, which will be a development guide for the future. He said there will be a segment included for every policy under the State Code for general plans. There is money set aside in the budget, but Bill Morris said he is hopeful of getting financial help through a grant that he has applied for from the Wasatch front Regional Council. He will not find out until January if the grant is approved. Mayor Richins did recognize Better Cities for the pro bono work they did for the city that will be useful.

MOTION: Council Member Robinson motioned to award Harrisville General Plan Update to Rural Community Consultants for \$21,000. Council Member Jensen seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

c. Discussion/possible action to approve Recreation Compound Fence.

Bryan Fife provided pictures of two types of fencing and the estimated cost of each: Option #1 - standard vinyl fence (tan) \$11,024.000, and Option #2 - rock vinyl fence (tan/brown) \$24,080.00, plus a number of four-foot parking stop curbs at \$1,483.79. Both options are below what was budgeted. The parking stop curbs indicated by the dash marks on the aerial photo he provided will be placed along the outside and inside of the fence to protect it. The estimate includes enclosing both bunkers and putting gates on the front of each. Council Member Robinson asked what the rating is for strength of the fence. Bryan Fife said there may be something stronger, but this is standard. He will check into a warrantee on the fence. Council members agreed to leave it up to Bryan Fife on whether to do vinyl or chain link gates for the compound. Council Member Robinson wondered if contingencies are built into the estimate. Bill Morris said it is required by law to stay within the budgeted amount. Since this is under the \$30,000 amount budgeted, there is enough to cover contingencies. Bryan Fife said the rock vinyl fence, stop curbs, and \$2,200 that was unfortunately spent designing the rock wall that will not work, brings the total to \$27,763, which is still under budget. Council Member Jeff Pearce brought up graffiti removal with this type fence. Bryan Fife will check on that. The contractor is Bob Thorstead.

MOTION: Council Member Council Member Ruth Pearce motioned to approve the rock vinyl Recreation Compound Fence with estimate of \$24,080 with the parking curb stops. Council Member Jensen seconded the motion. A Roll Call vote was taken.

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

5. Public Comments - (3 minute maximum)

No public comments were offered.

6. Mayor/Council Follow-Up:

Mayor Richins asked Bryan Fife to report on improvements planned for the Four-Mile Creek in the main park in the area visible from Highway 89. Bryan Fife said he received a permit to dredge and widen it, and make a pond. The creek has become so shallow in that area, that after a high storm, water overflows out onto grassy areas making it hard to mow. He will keep the same curvature of the creek, but he wants to widen it on the flat area and create the pond. This may require moving Disk Golf hole #7. He said he met with (Division of Wildlife Resources) DWR and they have no state funds available, but the city employees can do all the excavation. Cost of the permit was \$500, and he

felt he might as well put in a little fishery. DWR said they will stock the pond with as many as fish as it can support. He said the main idea is to clean it up. It has probably been dredged 3 times in 15 years. This time he wants to make it deeper. It should last 8 to 10 years before he will need a permit to dredge it again. It bothers him to see people go into the creek after golf disks and stir up silt in the creek. Deepening it may discourage that practice. Council members favored creating a pond and they were in favor of eliminating the 7th hole of the disk golf if necessary as well. Mayor Richins mentioned that improvements to the pond can be ongoing. Bryan Fife said he hopes the pond will be deep enough for fish to survive the winter, but if not, it will be no different than what is happening to the fish now. Council Member Robinson expressed concern for increased mosquitoes.

Mayor Richins referred to staff meeting minutes and the striping that will go in on 4-way stops at several intersections in the city. He said a stop bar will also be striped on 100 East and Pennsylvania.

Council Member Robinson suggested changing the fall clean up schedule to include a Saturday. This may require changing the 40-hour work week for some city employees to accommodate a Saturday. It was pointed out that the dumpsters in the park get overloaded, and there is not a place open on some weekend days to take the trash. Council Member Ruth Pearce suggested once a year having a truck go around and pick up in front of houses. Bill Morris said staff can look into options.

For information, Council Member Jeff Pearce left a flyer from the Utah League of Cities and Towns announcing training 9:00 a.m. to 1:00 p.m. Saturday, November 12, 2016, in Brigham City. He also reported on the North View Fire Department open house held recently and the new fire truck displayed.

7. CLOSED EXECUTIVE SESSION: Utah State Code §52-4-204 & §52-4-205(1)(a): The Council may consider a motion to enter into Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s).

MOTION: Council Member Ruth Pearce motioned to enter into a Closed Executive Session for the purpose of discussion of character, professional competence, or physical or mental health of individual(s). Council Member Jensen seconded. A Roll Call vote was taken:

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

Mayor and Council convened into a Closed Executive Session.

MOTION: Council Member Jeff Pearce motioned to return to the regular session. Council Member Ruth Pearce seconded. A Roll Call vote was taken:

Council Member Tracy	Yes
Council Member R. Pearce	Yes
Council Member Jensen	Yes
Council Member Robinson	Yes
Council Member J. Pearce	Yes

Motion passed 5-0.

8. Adjourn

Mayor Richins declared the meeting adjourned at 8:25 p.m.

ATTEST:

BRUCE RICHINS
Mayor

JENNIE KNIGHT

City Recorder

Approved this 22nd day of November, 2016

**HARRISVILLE CITY
ORDINANCE NO. 483**

ZONING MAP AMENDMENT – PARCEL NUMBER 110390006

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE ZONING
ZONING MAP FROM AGRICULTURE (RE-15) TO COMMERCIAL (C-2P);
SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60, 1953, as amended, allows the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, the City desires to resolve discrepancies on its Zoning Map and has identified that Parcel Number 110390006 is presently a commercial use and the CP-2 Zoning best fits that use as is also consistent with the City’s General Plan;

WHEREAS, after publication of the required notice, the City’s Planning Commission held its public hearing on November 9, 2016, to take public comment on this proposed ordinance, and subsequently gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on November 22, 2016, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Zoning Map Amendment. The Zoning Map is hereby amended from RE-15 to CP-2 for Weber County Parcel Number: 110390006.

Section 2: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 3: Effective Date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2016.

**HARRISVILLE CITY
ORDINANCE NO. 484**

LAND USE ORDINANCE DRAWING DEADLINES

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, LAND USE ORDINANCE
SETTING DRAWING SUBMISSION DEADLINES FOR SUBDIVISIONS AND
SITE PLANS; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60, 1953, as amended, allows the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables the City to regulate land use and development;

WHEREAS, the City desires to resolve discrepancies on its Zoning Map and has identified that Parcel Number 110390006 is presently a commercial use and the C-2P Zoning best fits that use as is also consistent with the City’s General Plan;

WHEREAS, after publication of the required notice the City’s Planning Commission held its public hearing on November 9, 2016, to take public comment on this proposed ordinance, and subsequently gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on November 22, 2016, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Amendment. The municipal code is hereby amended to read as follows:

11.22.030 Application And Process.

1. Pre -application Meeting. Each applicant who proposes a site plan or site plan amendment in the City of Harrisville may contact the land use authority secretary to schedule a pre-application meeting with the project management committee before preparing any plats, charts, plans in order to become familiar with this ordinance and other Harrisville City development requirements for the territory in which the proposal lies. The pre-application meeting is an opportunity for discussion and communication between the applicant and the city and is non-binding on the applicant and the city. As the pre-application meeting is an informal meeting, no submission requirements are identified except the presentation of all materials and information necessary for the city to identify the potential application procedures and requirements that may affect the proposed development. The applicant is not responsible for any processing fees associated with this meeting.
2. Drawings and Deadline. All site plan applications filed with the city shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations,

major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. The deadline for any drawing or supplemental submission is at least fifteen (15) days before the planning commission meeting where the site plan is being considered.

12.02.040 Planning Commission Review And Recommendation Required.

1. Pre-application Meeting and Deadline. Following the receipt of the recommendations from the Project Management Committee on the preliminary subdivision plat application, the Planning Commission Secretary shall schedule a public hearing of the proposed preliminary subdivision. The application, proposed plat, and all documents required for preliminary approval shall be submitted to the City and to the City Engineer at least 25 fifteen (15) days before the first public meeting and/or public hearing where it is to be considered for action by the Planning Commission. Notice of the public hearing shall be provided as set forth in Utah Code Annotated 10-9a-207.
2. Updated plans. ~~A minimum of 10 days prior to the public hearing,~~ The applicant shall provide the City Engineer and the City planning commission secretary with updated electronic and/or paper plans in the form, number and manner specified by the same will all current changes and revisions within fifteen (15) days of any meeting where the plans are being considered.

12.03.030 Final Plat Approval.

1. Recommendation. After review by the Planning Commission and receipt of a Planning Commission recommendation, the final plat shall be submitted along with two sets of all drawings without any terms or conditions to the City Engineer, City Council, and City Attorney for approval and certificate of acceptance.
2. City Council. The City Council shall consider the final approval at a regularly scheduled meeting. The final approval application, final plat, and all documents required for final approval shall be submitted to the City and to the City Engineer at least 25 fifteen (15) days before the first public meeting where it is to be considered for action by the City Council. The City Council shall review the plat for;
 - a. Consistency with the terms and conditions of preliminary approval;
 - b. Any modifications to the plat that is substantially different from the preliminarily approved plat;
 - c. Compliance with all applicable land use regulations is required. Once approved the final plat, bearing all required official approvals shall be deposited in the office of the County Recorder by the City Recorder for recording at the expense of the subdivider, a copy of which shall be maintained in the Office of the City Recorder. Submission of the final plat for recording cannot take place until the developer has established a cash escrow account to guarantee completion of the required improvements and provided proof with a tax clearance indicating all taxes, interest, and penalties owing on the land have been paid. The approval of the final plat shall be valid for a period of six (6) months. If the final subdivision plat is not presented to the County Recorder within six (6) months of approval by the City Council the final approval shall be deemed to expire and be null and void. The request for extension may be filed at any time prior to actual expiration deadline, and the expiration deadline is tolled pending action on the request for extension. No subdivision shall be recorded in the office of the County Recorder and no lot included in such subdivision shall be sold or exchanged and no offer shall be made to

**HARRISVILLE CITY
ORDINANCE NO. 485**

VACANT BUILDINGS AND NUISANCE PREMISES

AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING AND RE-ENACTING CHAPTER 4.20 TO BE ENTITLED “VACANT BUILDINGS AND NUISANCE PREMISES” AS A NUISANCE ABATEMENT MEASURE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84, §10-8-60, and §10-8-67, 1953 as amended, allows the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, the City finds that vacant buildings and nuisance premises can create an attractive nuisance, public nuisance, fire hazard, urban blight, diminish economic development, diminish property values, and detract from improving quality of life and aesthetics in the community;

WHEREAS, the City seeks to implement a proactive approach to eliminate and/or regulate vacant buildings and nuisance premises within the City;

WHEREAS, after publication of the required notice the City’s Planning Commission held its public hearing on November 9, 2016, to take public comment on this proposed Ordinance, and subsequently gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on November 22, 2016, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of the Harrisville City, Utah, as follows:

Section 1. Repealer and Re-enactment. Chapter 4.20 of the *Harrisville Municipal Code* entitled “Offensive Premises” is hereby repealed in its entirety. Chapter 4.20 of the *Harrisville Municipal Code* is re-enacted to be entitled “Vacant Buildings and Nuisance Premises” to read as follows:

**Chapter 4.20
Vacant Buildings and Nuisance Premises**

Sections:

4.20.010. Adoption, Conflict, and Applicability.

- 4.20.020 Purpose and Intent.**
- 4.20.030 Definitions.**
- 4.20.040 Registration Required.**
- 4.20.050 Maintenance and Security.**
- 4.20.060 Utility Disconnection.**
- 4.20.070 Abatement.**
- 4.20.080 Failure to Maintain.**
- 4.20.090 Demolition Hearing and Appeal.**
- 4.20.100 Penalty.**

4.20.010 Adoption, Conflict, and Scope.

Harrisville City hereby adopts and incorporates herein by this reference the most current edition of the *Uniform Code for the Abatement of Dangerous Buildings*. In the event that there is a conflict of law between the *Uniform Code for the Abatement of Dangerous Buildings* and this Chapter, then this Chapter shall govern. This Chapter applies to all vacant buildings, structures, and any other premises deemed a nuisance within the City.

4.20.020 Purpose and Intent.

It is the purpose and intent of this Chapter to protect the public health, safety, and welfare by establishing a registration process for vacant buildings and nuisance premises by requiring responsible parties to implement a vacant building plan for such buildings or to remedy any public nuisance, prevent deterioration, unsightly blight and consequent adverse impact on the value of nearby property, and to establish minimum maintenance standards for vacant buildings. To such ends, it is the specific purpose and intent of this Chapter:

1. To provide a procedure for rendering a premise “closed for occupancy,” boarding of a vacant building, or abatement of certain nuisance premises.
2. To provide alternative procedures for the abatement of dangerous buildings, which if adequately secured and maintained against entry in accordance with the requirements of this article, will not constitute an immediate danger to the life, limb, health, property or safety of the public.
3. To prevent vacant buildings from becoming a public nuisance.
4. To improve the aesthetic appearance of vacant buildings in order to protect surrounding properties.

4.20.030 Definitions.

1. “Boarded buildings” means a building in which all or some of the utilities have been disconnected and all windows and doors are boarded against entry at the ground and second level (if a second level exists). Entry doors may be locked or boarded and windows adjacent to entry doors are boarded against entry.
2. “Boarding” or “board” means the secured covering of openings to a building or structure to prevent entrance pursuant to the provisions and standards of this article due to the non-occupancy of the building or structure.
3. “Building official” means the Harrisville City Building Official or his designee.

4. “City” means Harrisville City, Utah.
5. “Closed to occupancy” means a building in which no person may eat, sleep, live or otherwise reside or occupy the building or any portion thereof. Buildings closed to occupancy may only be entered by the owner, owner's agent or other authorized persons to do repair work.
6. “Deteriorate” means any building, structure, or premise that is in violation of the *Uniform Code for the Abatement of Dangerous Buildings* or any applicable nuisance code. Specifically, deteriorate refers to a condition within or upon any building, structure, or premise where there is inadequate maintenance, blight, deterioration, dilapidation, decay, damage, faulty construction or arrangement, chemical residues, inadequate light, air, or sanitation facilities, or otherwise, as determined by the health department, building official, fire marshal, or a code enforcement official so much so that the condition renders the building, structure, or premise to be unsafe for human habitation, use, or occupancy.
7. “Nuisance premise” means and is hereby declared to be any premises described in Utah Code Annotated §10-8-67, including but not limited to: offensive, unwholesome business or establishment in and within one mile of the limits of the corporation, pigsty, privy, barn, corral, sewer or other unwholesome or nauseous house or place.
8. “Owner of Record” means the name and address of the person, individuals, or corporation indicated on the records of the Weber County Recorder for a subject parcel.

4.20.040 Registration Required.

A building which has been vacant for more than six (6) months is required to be registered with the City’s building official. The registration shall include the owner 's name, address, email, and phone number.

4.20.050 Maintenance and Security.

1. Maintenance. Vacant buildings shall be maintained with appropriate exterior coverings and treatments to prevent excessive weathering, decay, damage, or deterioration.
 - a. Wood, metal, paint, stains, and/or related materials shall not be allowed to deteriorate such that any such materials are unprotected and exposed to the weather, unless originally designed to withstand weather naturally.
 - b. Any signs or items attached to the exterior of the building shall be removed, or properly secured and maintained to prevent a dilapidated appearance.
2. Security. Vacant buildings shall be secured against entry from anyone who has not expressly been given access.
 - a. All broken windows and doors which face public streets shall be replaced with new windows and doors, and shall not be secured by boarding. Plexiglas, acrylic sheets, or other transparent items may be used in place of glass provided they are of sufficient thickness and properly secured to the building to prevent entry.
 - b. All open windows, doors, and other openings are to be boarded with screws or nails every six (6) inches, or secured as provided in the applicable building code.
3. Occupancy Closed. Vacant buildings or nuisance premises may be “Closed to Occupancy” by the health department, building official, fire marshal, or code enforcement. Such a building or premise

“Closed to Occupancy” shall not be occupied until a proper repair, mitigation, and inspection has occurred and occupancy has been granted by the applicable agency.

4. Conditions. The owner or agent of a vacant building or potential nuisance premise shall not allow the premise to deteriorate.
 - a. All regular maintenance of protective ground cover and other vegetation must continue despite the vacant nature of the home.
 - b. All roofing and exterior surfaces shall be replaced when wore or damaged.
 - c. All openings, such as windows and door, shall be boarded as provided in this Chapter.
 - d. Nuisance conditions on the premises shall be mitigated as directed by the building official or applicable agency.

4.20.060 Utility Disconnection.

Buildings and structures which remain vacant for longer than two (2) years shall disconnect or lockout the water and gas services to prevent damage to the property and adjoining properties, or wasting of resources in the event of a leak at the vacant property. Electricity may remain connected for security purposes where there is not a fire hazard.

4.20.070 Abatement.

All buildings, structures, or nuisance premises, or portions thereof, which are determined after inspection by the building official to be dangerous, are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal.

1. Inspection. When the building official has inspected or caused to be inspected any building, and has found and determined that such building is a dangerous building, the building official shall commence proceedings to cause the repair, rehabilitation, or demolition of the building.
2. Notice. The building official shall issue a notice and order directed to the record owner of the building, structure, or premise in accordance with *Utah Code Annotated* §10-11-1, et. seq.
3. Other Remedies. Nothing in this Chapter shall limit other remedies for nuisance abatement that may be provided at law or equity, including injunctive or extraordinary relief.

4.20.080 Failure to Maintain.

1. Notice. If the building official determines that a vacant building, structure, or nuisance premise is not being maintained in accordance with this Chapter, either in whole or in part, the building official shall send a notice to the Owner of Record in accordance with *Utah Code Annotated* §10-11-1, et. seq. If the Record of Owner fails to comply with the notice herein, the building official may cause the building or premise to be brought into compliance at the expense of the Owner of Record as follows:
 - a. Hiring a contractor taking other action to bring the building, structure, or premise into compliance;
 - b. Abatement;
 - c. Removal;
 - d. Demolition; and/or

- e. Any other action to bring the building, structure, or premise into compliance.
- 2. Registration. Notice may be issued whether or not a vacant building, structure, or premise is registered with the City, and may be sent in conjunction with a notice to register the building as a provided in this Chapter.
- 3. Cost Recovery. If the building official causes maintenance work to be done under this Chapter, the City shall charge the property owner:
 - a. Reimbursement of the actual costs of the time incurred by each City staff member involved with the enforcement of this Chapter.
 - b. The actual costs of eliminating or mitigating the nuisance condition.
 - c. The costs shall be collected as provided in *Utah Code Annotated* §10-11-1, et. seq.

4.20.090 Demolition Hearing and Appeal.

In the event a structure or premise is found to be dangerous by the building official as provided in this Chapter, demolition is an available remedy.

- 1. Cause for Demolition. Demolition is a remedy in the following situations:
 - a. The building, structure, or premise may be beyond repair.
 - b. The estimated cost of repairs may exceed the value of the building, structure, or premise.
 - c. The building, structure, or premise is deemed dangerous by the building official, or has been destroyed.
 - d. The building, structure, or premise has multiple violations of this Chapter.
 - e. The owner or agent of the building, structure, or premise fails to comply after notice under this Chapter.
- 2. Procedure. The building official shall:
 - a. Post notice on the building, structure, or premise prohibiting entry without the permission of the building official.
 - b. Provide the Owner of Record with notice in accordance with *Utah Code Annotated* §10-11-1, et. seq.
 - c. Appeal. The Owner of Record shall have ten (10) days from the notice under *Utah Code Annotated* §10-11-1, et. seq, to file a written appeal with the City Recorder appealing the building official’s determination to the City’s Appeal Authority. In the event that the property owner does not appear at the hearing, the determination of the building official is upheld and the City shall mail the decision of Appeal Authority to the Owner of Record.
 - d. Standard of Review. The Appeal Authority shall determine if the determination of the building official is supported based upon the preponderance of the evidence. The parties are allowed to present evidence of the violations, repairs, condition, valuation, or other relevant information.
 - e. Appeal to Court. The Owner of Record shall have thirty (30) days to file an action in District Court for de novo review challenging the Appeal Authority’s decision subject to the standard of review on this section.

4.20.100 Penalty.

In accordance with Utah Code Annotated §10-9-1003, 1953 as amended, the City imposes the following penalties for a violation of this Chapter:

1. Misdemeanor. Any person, firm, or corporation whether as principal, agent employee or otherwise, violating or permitting the violation of the provisions of any land use provision established by law shall be guilty of a class B misdemeanor and punishable as provided by law. Each day a violation continues constitutes a separate offense.
2. Civil Fine. In addition to other remedies as authorized by law, any person, firm, or corporation whether as principal, agent employee, or otherwise, violating or permitting a violation shall pay a \$1,000.00 fine per day, in addition to reasonable attorney's fees and costs incurred by the municipality for enforcement of this Chapter.

ADOPTED AND APPROVED on this ____ day of _____, 2016.

BRUCE RICHINS, Mayor

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ___ day of _____, 2016.

PUBLISHED OR POSTED this ___ day of _____, 2016.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Harrisville City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at 1)City Hall 2) the Harrisville Cabin and 3) 2150 North on the above referenced dates.

JENNIE KNIGHT, City Recorder

DATE:_____

**HARRISVILLE CITY
ORDINANCE NO. 486**

PARKING AMENDED

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING SECTION
6.12.020 RELATED TO ON STREET PARKING; MAKING TECHNICAL
CHANGES; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, *Utah Code Annotated*, §10-8-11 enables the City to regulate streets, including parking;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City as follows:

Section 1: Repealer. Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Section 6.12.020 of the *Harrisville Municipal Code* is hereby amended to read as follows:

6.12.020 Parking Procedure and Limits.

1. Procedure. The following parking procedures apply, ~~and to the owner or operator of any motor vehicle, trailer, other device, or equipment. Any such vehicles, trailer, other device, or equipment that does not comply with this Chapter is presumed to be in violation of this chapter:~~
 - a. Any motor vehicle parking shall be parallel with traffic flow, unless otherwise designated by the applicable traffic control.
 - b. Parking on roads with curb and gutter shall be limited to the area between the face of the curb and the outside edge of the travel way in areas where parking is permitted.
 - c. Straddling the curb and gutter is not permitted and is a violation of this Chapter.
 - d. Straddling the sidewalk or blocking any driveway is not permitted and is a violation of this Chapter.
 - e. Parking of any vehicle with any portion of a tire or support jack on any portion of a raised curb is prohibited.
 - f. Damage caused to City roads, curb, gutter, or sidewalk by parking in violation of this title is recoverable by the City against the owner of the vehicle.
 - g. No parking of any trailer, other device, equipment, or storage is permitted on any City road.
2. Short term parking. A licensed, insured, and registered motor vehicle is permitted on City roads parking on roads in the City is intended for “short term” periods not to exceed twenty-four (24) continuous hours, unless otherwise limited by winter parking restrictions, other law, or where restricted by traffic control. It is unlawful for the owner, lessee, or possessor of any motor

vehicle to park or leave such vehicle on any public road within the city in the same location for a continual period in excess of twenty-four (24) hours. Parking of inoperable or immobile vehicles on any roadway within the City is prohibited.

6.12.050 Parking of Trucks and Certain Types of Other Vehicles.

1. Semi-trucks. No semi-truck and/or trailer with a rated capacity licensed for more than twenty-four thousand (24,000) pounds gross shall be parked on the public road for a period in excess of two (2) hours, except while actively loading or unloading personal property or merchandise. In no event shall a truck or trailer remain parked for longer than eight (8) hours, or in the manner that obstructs traffic. Notwithstanding this section, in no circumstances shall a semi-truck and/or trailer be parked on any public road closer than thirty (30) feet to an intersection with a private driveway, private street, alley, or any other type of access. For the purposes of this section a semi-truck and/or trailer shall be deemed parked, even though the motor is running, if the vehicle is left standing for any period in excess of three (3) minutes when the same is not attended by a driver lawfully authorized to drive the said vehicle.
2. Certain vehicles. Farm tractors and implements, school busses, commercial or business vehicles, utility trailers, construction equipment, and vehicles rated larger than eighteen thousand (18,000) in gross vehicle weight may only be parked on roads during daylight hours.
3. Unmounted camper. An unmounted camper is included within the definition of a vehicle under this title. It is unlawful to park, place, locate, or store any unmounted camper on the road at any time.
4. Trailers. Trailers are considered vehicles for the purposes of the municipal code. Any trailer, including but not limited to recreation vehicles, travel trailers, fifth wheel trailers, boats, ATVs, UTVs, snowmobile trailers, or other private trailer of any kind are only allowed to be parked on a City road temporarily, as defined in this part, for the sole purpose of loading and unloading. The temporary time that a trailer may be parked for loading or unloading shall not exceed twenty-four continuous (24) hours. Occupation, such as living or residing, in any vehicle or trailer, even temporarily, is prohibited on any right-of-way or public property.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2016.

BRUCE RICHINS, Mayor

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of _____, 2016.

PUBLISHED OR POSTED this ____ day of _____, 2016.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Harrisville City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at 1) City Hall 2) the Harrisville Cabin and 3) 2150 North on the above referenced dates.

JENNIE KNIGHT, City Recorder

DATE: _____

**HARRISVILLE CITY
ORDINANCE NO. 487**

ARTS AND CULTURE COUNCIL

AN ORDINANCE OF HARRISVILLE CITY, UTAH, REPEALING AND REENACTING CHAPTER 2.03 TO BE ENTITLED “ARTS AND CULTURE COUNCIL” OF HARRISVILLE CITY; DESIGNATING THE CITY COUNCIL AS THE ARTS AND CULTURE COUNCIL; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Harrisville City (hereafter referred to as “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 authorizes the City to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, the City is located in Weber County and participates in the tax program known as Weber County “Recreation, Arts, Museum, and Parks” (hereafter referred to as “R.A.M.P.”);

WHEREAS, the City Council desires to designate the City Council as the Arts and Culture Council for the purpose of obtaining arts and related funding from R.A.M.P. and conform the rules and regulations for said R.A.M.P. funding;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City, Utah, as follows:

Section 1: Repealer. Ordinance Number 393 is hereby repealed in its entirety. Any word other, sentence, paragraph, or phrase inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Re-enactment. Chapter 2.03 entitled “Arts and Culture Council” is hereby re-enacted to read as follows:

**Chapter 2.03
Arts and Culture Council**

Sections:

02.03.010. Arts and culture council designated.

02.03.020. Purpose and responsibilities.

02.03.030. Mission statement and adoption by reference.

02.36.010. Arts and culture council designated.

The City Council of Harrisville City, Utah, is hereby designated as the Arts and Culture Council and shall serve collectively in that capacity.

02.36.020. Purpose and responsibilities.

The purpose of this Chapter and the responsibilities of the Arts and Culture Council is to advance and preserve: history, natural history, art, music, theater, and dance.

02.36.030. Mission statement and adoption by reference.

The mission statement of the Harrisville City Arts and Culture Council is to conform to the purpose and responsibilities outlined in this Chapter, and to operate in accordance with statutes and ordinances that govern R.A.M.P. relating to Cultural Organizations or Cultural Facilities as adopted by Weber County Code §§24-7-1, 24-7-3, and 24-7-4, or its successor ordinance, adopted herein and incorporated by this reference.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2016.

BRUCE RICHINS, Mayor

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ___ day of _____, 2016.

PUBLISHED OR POSTED this ___ day of _____, 2016.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Harrisville City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at 1) City Hall, 2) Martin Henderson Harris Cabin, and 3) 2150 North on the above referenced dates.

DATE: _____
JENNIE KNIGHT, City Recorder

**HARRISVILLE CITY
ORDINANCE NO. 488**

COMMUNITY REINVESTMENT AGENCY

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, ADOPTING
CHAPTER 2.04 OF THE MUNICIPAL CODE CREATING THE
HARRISVILLE COMMUNITY REINVESTMENT AGENCY AS
SET FORTH IN STATE LAW; SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 17C of the *Utah Code Annotated*, 1953 as amended, provides for the “Limited Purpose Local Government Entities – Community Reinvestment Agency Act”;

WHEREAS, the City Council desires to create a “Community Reinvestment Agency” as set forth in Title 17C of the *Utah Code Annotated*, 1953 as amended, known as the “Local Government Entities – Community Development and Renewal Agencies Act”;

NOW, THEREFORE, be it ordained by the City Council of Harrisville City, Utah, as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Adoption. Chapter 2.04 of the *Harrisville City Municipal Code* is hereby adopted to read as follows:

**Chapter 2.04
Community Reinvestment Agency**

Sections:

- 02.04.010. Creation.**
- 02.04.020. Agency Board.**
- 02.04.030. Powers.**
- 02.04.040. Boundaries.**

2.04.010. Creation.

In accordance with *Utah Code Annotated* §17C-1-201.5, 1953 as amended, the Harrisville City Council hereby creates the Harrisville Community Reinvestment Agency for the purpose of implementing Title 17C of the *Utah Code Annotated*, 1953 as amended, known as the “Limited Purpose Local Government Entities – Community Reinvestment Agencies Act.”

2.04.020. Agency Board.

In accordance with *Utah Code Annotated* §17C-1-203, 1953 as amended, the Harrisville Reinvestment Agency Board shall consist of the Harrisville City Council.

2.04.030. Powers.

The Harrisville Reinvestment Agency shall exercise all the powers set forth in *Utah Code Annotated* §17C-1-202, 1953 as amended, and other applicable law.

2.04.040. Boundaries.

In accordance with *Utah Code Annotated* §17C-1-201.5, 1953 as amended, the boundaries of the Harrisville Reinvestment Agency shall always be coterminous with the boundaries of Harrisville City, Utah.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which remainder shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting or publication after final passage.

ADOPTED AND APPROVED on this ____ day of _____, 2016.

BRUCE RICHINS, Mayor

ATTEST:

JENNIE KNIGHT, City Recorder

RECORDED this ____ day of _____, 2016.

PUBLISHED OR POSTED this ____ day of _____, 2016.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Harrisville City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at 1) City Hall, 2) Martin Henderson Harris Cabin, and 3) 2150 North on the above referenced dates.

JENNIE KNIGHT, City Recorder

DATE: _____

**HARRISVILLE CITY
RESOLUTION 2016-13 ____**

HOLIDAY LEAVE POLICY AMENDMENT

**A RESOLUTION OF HARRISVILLE CITY, UTAH, AMENDING
THE HARRISVILLE CITY PERSONNEL POLICIES AND
PROCEDURES MANUAL RELATING TO HOLIDAY LEAVE;
MAKING TECHNICAL CHANGES; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Harrisville City (hereafter “City”) is a municipal corporation duly organized and existing under the laws of the state of Utah;

WHEREAS, the City Council is authorized to adopt personnel policies and procedures for the effective and efficient administration of municipal government;

WHEREAS, the City Council adopted its current *Personnel Policies and Procedures Manual* on April 28, 2009, and has made various amendments to the same;

WHEREAS, the City Council desires to amend its personnel policies and procedures manual to achieve greater efficiency, realize cost savings, and further define employee policy;

NOW, THEREFORE, be it resolved by the City Council of Harrisville City, Utah, that the Policies and Procedures Manual is hereby amended to read as follows:

B-6-3. Holiday Leave.

1. The following are observed Holidays for which apply to full-time and part-time employees are:
 - a. New Years Day: January 1st
 - b. Martin Luther King Day: 3rd Monday in January
 - c. Presidents Birthday: 3rd Monday in February
 - d. Memorial Day: Last Monday in May
 - e. Independence Day: July 4th
 - f. Pioneer Day: July 24th
 - g. Labor Day: 1st Monday in September
 - h. Columbus Day: 2nd Monday in October
 - i. Veterans Day: November 11th
 - j. Thanksgiving Day: 4th Thursday in November, and half-day 4th Friday in November
 - k. Christmas Day: December 25th
 - l. Any day designated by the Governor as a State Holiday, or Mayor as a City Holiday, will be observed.
 - m. “Flex days” may include ~~the day after Thanksgiving, Christmas Eve, or New Years Eve,~~ subject to approval of the Department Head in conjunction with the Mayor.
2. If any of the above holidays fall on Saturday, then the preceding Friday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday.
3. Holidays are paid at a rate of eight (8) hours per day, unless specified as half-day.

Harrisville City, Utah
Resolution 2016-13 – Holiday Leave Policy

Effective Date.

This Resolution shall be effective immediately upon passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2016.

HARRISVILLE CITY:

BRUCE RICHINS, Mayor

ATTEST:

JENNIE KNIGHT, City Recorder

Land Use & Development Coordinator

Harrisville City is opening an entry level position for a Land Use & Development Coordinator as part of the City's Administrative Department. This position will pay \$12 per hour, and includes standard benefits. The duties of this position are: attending planning commission, project management, and appeal hearings as staff; manage land use and development files, building permits, and appeal cases; provide legal notice for state and local notice requirements; draft meeting agendas and minutes; prepare and update all land use, development, and appeal forms; work as the city receptionist, answer and return phone calls, answer questions and provide information specifically related to land use and development; research land use and development issues; assist the building official with building permits, inspections, and prepare the necessary reports and forms; manage building permit records; oversee cabin and bowery reservations and entry access program; update city website as directed; assist with recreation applications during applicable seasons; assist the city administrator or city recorder with other tasks as assigned; collect data and information required by the city council. Candidates for this position must possess an understanding of word processing and file management software, proficient keyboarding skills, have excellent verbal and communication skills, experience in working directly with the public, be capable of lifting at least 50 pounds, attend evening meetings, capable of sitting long hours, experience working in a fast paced environment that requires attention to detail, and an understanding of conflict resolution methods.